CHAPTER 1.0

PROJECT DESCRIPTION, LOCATION, AND ENVIRONMENTAL SETTING

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1.1 Project Description and Location

1.1.1 Project Documentation History

This document is an Environmental Impact Report (EIR) for the Campus Park Project. This EIR is prepared in compliance with the California Environmental Quality Act (CEQA), and ensures that information required by the public as well as County of San Diego (County) decision makers is both adequate and available. Prepared prior to County Board of Supervisors consideration of the Proposed Project for approval or denial, the purpose of this EIR is to identify the potential occurrence of impacts, and the anticipated significance of those impacts, that could occur if the Proposed Campus Park Project is implemented.

This EIR is a Subsequent EIR, as defined in CEQA Guidelines Section 15162. A Subsequent EIR is prepared when a prior EIR has been prepared and certified as complete and adequate under CEQA by the CEQA lead agency (here the County).

CEQA Guidelines Section 15162 sets forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously certified EIR for the project. A Subsequent EIR shall be prepared for a project when the lead agency determines, on the basis of substantial evidence in light of the whole public record, that one or more of the following has occurred:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete shows any of the following:

    a. The project will have one or more significant effects not discussed in the previous EIR; or

    b. Significant effects previously examined will be substantially more severe than shown in the previously certified EIR; or

    c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

    d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

In this instance, two previous certified EIRs from 1981 and 1983 addressed the Project site. The 1981 Sycamore Springs Specific Plan EIR (EAD Log #79-2-197) addressed a 442-acre site adjacent to and east of Interstate 15 (I-15) and both north and south of State Route (SR) 76 in the Fallbrook Community Planning area. The project proposed a total of 1,160 mobile homes as well as an 18-hole golf course and 7.5 acres of commercial and professional uses. The 1983 Campus Park Specific Plan EIR (EAD Log #82-2-95) addressed the same geographic location, but changed proposed uses in the northern portion of the Specific Plan site to accommodate a Hewlett-Packard research and development facility (including manufacturing uses). That plan included uses considered more intensive than the Proposed Project.

The current Campus Park Project addresses a 416.1 acre site. Detail as to the current Proposed Project is presented in Section 1.2.3 of this EIR. In brief, the Project proposes 1,076 single- and multi-family homes, a Town Center with village commercial and support facilities, neighborhood parks, an active sports park, office professional uses, an equestrian/trail staging area, infrastructure adequate to support all of these uses, and biological open space.

In addition to the changes in Project design, substantial portions of the earlier Specific Plan area have been severed to accommodate development proposals by others (the Palomar College District and Campus Park West). In addition, a parcel north of the original Sycamore Springs/Campus Park Specific Plan boundaries has been added to the current Campus Park application. The reader is referred to Figures 4.1.5-1 and 4.1.5-3 in Land Use Section 4.1.5 of Subchapter 4.1 of this EIR. These figures provide a comparison of current Campus Park Specific Plan boundaries with the 1981 and 1983 boundaries—including the northern parcel included in the current application as well as showing areas to be developed by others (Palomar College, Campus Park West).

Finally, in the time since the 1981 and 1983 EIRs were certified, although there has been virtually no change at all to the state of the property parcels, there have been changes in required analyses due to changes in regulations or known conditions. In other words, elements relating to existing conditions of the site itself (e.g., underlying geological formations, the primarily undeveloped state of the site itself) have remained constant, but the location and level of surrounding development has changed, which would potentially affect the severity of previously identified effects. In other instances, some of the laws and regulation that with which the Project must comply have changed. For instance, some sensitive species have been listed as threatened or endangered within this time period, and some community guidelines have become available which did not previously exist.

These changes are precisely the type of changed circumstances referred to in Criteria 2, and 3a and 3b, above. For these reasons, the current Proposed Project cannot simply rely on the earlier certified EIRs for accurate and complete disclosure with regard to potential impact type, impact magnitude (i.e., significance) and appropriate mitigation. Although the document incorporates and relies upon the certified 1981/1983 EIRs to the extent appropriate/reasonable/feasible, new information is provided where warranted. The reader is referred to Chapters 2.0, 3.0 and 4.0 of this EIR for complete discussion of how the earlier certified EIRs apply to the current subsequent document.

1.1.2 Precise Location/Boundary

The Campus Park Project (hereafter referred to as "Proposed Project" or "Project") site is located in the unincorporated portion of the San Diego County in the community of Fallbrook, approximately 6 miles southeast of the Fallbrook town center and 46 miles north of downtown San Diego (Figure 1-1, Regional Location Map). The Project site consists of two contiguous properties. SR 76 (also called Pala Road) borders the southern boundary of the total 416.1-acre Project site, and I-15, an eight-lane regional transportation corridor, borders the property along a portion of the western edge (Figure 1-2, Aerial Photograph). The I-15/SR 76 Interchange is located to the southwest of the Project site. A gas station,

"take-out" restaurant, and California Department of Transportation (Caltrans) "park and ride" facility are located in the northwest quadrant of the interchange. Development to the west of I-15 includes the Pala Mesa Resort, residential developments, and single-family homes. Uses to the north include single-family residences, nursery facilities, and open space. The Meadowood Specific Plan Area (currently containing cultivated citrus and avocado groves, see Subchapter 1.6 for a description of planned uses) is located to the east. Other uses to the east include undeveloped land and large-lot residences, with scattered avocado groves. A small, rocky hill and quarry site, Rosemary's Mountain, lies east of the southern portion of the Project site. Lancaster Mountain, an undeveloped lot, and the San Luis Rey River are located south of SR 76. Lake Rancho Viejo, a residential development with approximately 450 homes, lies immediately south of the San Luis Rey River (Figure 1-2).

The Project site is approximately 3,000 feet across (east-west) at its widest point and approximately 11,000 feet (two miles) from the northern to southern boundary. The site is divided by Pala Mesa Heights Drive, an east/west-trending unpaved road. The northern approximately 176-acre portion of the site (hereinafter referred to as the "northern area") has a generally square shape and is currently accessed by the north extension of Pankey Road via Stewart Canyon Road, which crosses under I-15 and connects to Old Highway 395 on the west side of I-15. The southern approximately 240-acre area of the site (hereinafter referred to as the "southern area") is an irregularly shaped linear area that is currently accessed by the south extension of Pankey Road via SR 76 (Figure 1-2).

1.1.3 Project's Component Parts

The Proposed Project is a mixed-use community (Figure 1-3, Land Use Plan). The development would include a total of 1,076 single- and multi-family homes, as well as a public active sports park, six neighborhood parks, homeowner's association (HOA) recreational facilities, office professional use, Town Center, common area open space (fuel modification zones and manufactured slopes), and biological open space preserves. The infrastructure necessary to support the development would include on- and off-site roadways, sewer lines, water lines, an on-site sewer lift station and storm drains, as well as support for non-vehicular modes of transportation via bikeways and pedestrian/equestrian paths. Table 1-1, Proposed Land Uses, provides a summary of the land uses proposed for the Project. Details regarding each Project component follow.

On-site Improvements

Each of the land uses proposed for the Project site is described below; Residential (single-family and multi-family), Town Center, Office Professional, Institutional, Recreational Facilities, Open Space, Trails, and Circulation. Homes and community-serving facilities would be concentrated on more developable portions of the site that would be adjacent to common area open space. A future Palomar College Campus, and additional residential/other uses, including the future Meadowood and Campus Park West projects, also are being planned adjacent to the Proposed Project.

<u>Residential</u>

A total of 1,076 residential units are proposed for the Project: 521 single-family and 555 multi-family dwelling units (DUs; Table 1-1). These dwellings would be primarily located in the northern and east-central portions of the Project site, with one of the multi-family residential development locations located in the southeastern area of the Project site (Figure 1-3).

Single-family residential units are proposed within five planning areas (PAs); three (PAs R-1, R-2, and R-3) in the central-eastern portion of the site, south of Baltimore Oriole Road (Figure 1-4, Project Streets), and two (PAs R-4 and R-5) in the northern area, north of Baltimore Oriole Road. Figure 1-5a, PAs R-1,

R-2, and R-3 Concept Plan, and Figure 1-5b, PAs R-4 and R-5 Concept Plan, illustrate conceptual site plans for those single-family planning areas. A maximum height of 35 feet is allowed in the single-family areas. One-single-family with loft design (24 feet in height) will be integrated along some edge streets.

Single-family residential planning areas south of Baltimore Oriole Road would consist of PA R-1, on 23.4 gross acres, with 136 DUs for a residential density of 5.8 DU/gross ac. The minimum lot size in this area would be 4,000 square feet (s.f.). This area would be adjacent to single-family residential on two sides (north and east), multi-family residential on the south, and office professional and an active sports complex on the west. PAs R-2 and R-3 would be located adjacent to the Project site's eastern boundary and would encompass 14.7 and 16.4 acres, respectively. PA R-2 would have a total of 75 dwelling units with a density of 5.1 DU/gross ac. Lot sizes would be a minimum of 4,500 s.f. PA R-3 would have 64 residential units with a density of 3.9 DU/gross ac. Minimum lot sizes in this planning area would be 5,000 s.f.

The northern area of the Project site, in which PAs R-4 and R-5 would be located, is more topographically varied. PA R-4 would cover 31.8 gross acres. The planning area would contain 122 dwelling units fronting on looped roads (and with a minimum gross area of 4,500 s.f.). The approximate residential density in this planning area would be 3.8 DU/gross ac. Residential lots along the northwestern edge of PA R-4 would front onto common area open space.

The 27.2-gross-acre PA R-5 would be located to the north and east of PA R-4, with 124 single-family residences on lots with a minimum gross area of 5,000 s.f. The planning area would have a gross density of approximately 4.6 DU/gross ac. The majority of the homes would be sited on one neighborhood collector road, Belted Kingfisher Road, which would extend north from Baltimore Oriole Road (Figure 1-4). Residential lots that front on the northern and eastern side of the planning area would be adjacent to a common area open space surrounded by a biological open space preserve.

Multi-family residential units would be located west of Horse Ranch Creek Road and north of Pankey Place (PA MF-1), east of Horse Ranch Creek Road near the Town Center (PAs MF-2 and MF-3), and in the northeast quadrant of the intersection of SR 76 and Pankey Road/Pala Mesa Drive (PA MF-4). Zoning would allow for a maximum building height of 35 feet throughout the multi-family units.

PA MF-1 is proposed to have 192 multi-family residential units on 10.8 gross acres (9.5 net acres), for an approximate density of 17.8 DU/gross ac. Figure 1-6a, PAs MF-1 and MF-2 Concept Plans, presents a conceptual layout for the planning area.

PA MF-2 would have 66 multi-family dwelling units, on 5.3 gross acres (4.2 net acres). Figure 1-6a illustrates the conceptual site plan for this multi-family PA. The residential density of PA MF-2 would be 12.5 DU/gross ac.

PA MF-3 would have 189 multi-family dwelling units on 19.0 gross acres (16.9 net acres). Figure 1-6b, PAs MF-3 and MF-4 Concept Plans, illustrates the conceptual site plan for PA MF-3. The residential density of this PA would be 9.9 DU/gross ac.

PA MF-4 would have 108 multi-family DUs on 10.3 acres (9.3 net acres), for an approximate density of 10.5 DU/gross ac. Figure 1-6b illustrates a conceptual site plan for this multi-family planning area.

Architectural guidelines prepared for the development and outlined in the Specific Plan Amendment (SPA)/General Plan Amendment (GPA) Report for this Project (Development Design Services and GraphicAccess, Inc. [DDS/GA] 2009), provide general design criteria. The guidelines do not propose rigid adherence to a single style, but promote levels of both visual compatibility and variety in a

community setting. To encourage individual identity and neighborhood interest, residential building façades would be designed with pedestrian-oriented treatments to facilitate connections between the proposed homes and the public streets, sidewalks, and community trails. More specifics are provided for residential uses (the majority of on-site developed uses) as these homes, together with the walls and fences discussed below, would set the overall "tone" of the development. Façades visible from public view areas (open spaces, streets, parks, etc.) would be articulated to vary visual elements using façade treatments such as undulating building mass and roof planes, vertical and horizontal stepped massing, as well as use of varied garage door patterns (including use of deeply recessed doors, use of two small doors instead of one large door, integration of door windows, etc.).

Homes and public spaces within each neighborhood would express individual character while maintaining a consistent California Heritage theme. California Heritage design is a broad category alluding to styles and design elements present in California historical structures. It is inspired by the architecture and landscapes of southern Europe, as well as styles found in early California such as Prairie and Craftsman. Interpretations of these styles have evolved throughout California neighborhoods since the nineteenth century. Architecture of the Mediterranean region is most commonly interpreted (e.g., balconied structures with tile roofs), but more northern influences (e.g., stone trim and shingles) are noted as well. Proposed residential architecture for Campus Park comprises a current interpretation of these historic forms, proportions, details, and colors.

Figures 1-7a, 1-7b and 1-7c, Typical Minimum Architecture, depict elevations for the single-family uses. Single-family homes (Callington and Wakefield series) would be two-story structures (or incorporate a second story design feature), and would incorporate high barrel "S" tile and/or light-weight concrete tile in blended natural earthtones. Home exteriors would include stucco and trim stone, with stucco colors ranging from light to mid-value colors with contrasting trim. "Random" rustic textured stone in warm earth tones would provide visual accents. Natural wood hue accent colors would be used for entry doors and wood elements, and shutters would provide additional counterpoint in softer natural accent colors. The Nottingham series also would incorporate soft siding/shingle elements as well as occasional sheltered porch areas.

Multi-family structures would be grouped in sets of four, five or six dwellings (see Figures 1-8a through 1-8d; Beachwood, Woodley, Canterbury and Tupelo Elevations, respectively). They would incorporate many of the elements noted above, and incorporate craftsman, Tuscan, and Mediterranean design elements (including both rounded and linear features such as windows, balconies, etc.). Light-weight concrete tile would be colored in wood-like hues and stucco buildings would be painted in combinations of two earthtones. Contrasting trim, fascia and wood elements would be represented in medium brown tones. Doors and awnings would comprise softer natural colors.

Some stone veneer would be used in the Woodley collection in MF-2. MF-3 would provide a different multi-family option. Consisting of two units each, the Canterbury collection would again incorporate "S" tile roofing, and stucco walls in light values of brown. Awning and shutters would be in softer natural accent colors and black decorative metal would provide a wrought-iron appearance.

Town Center

A Town Center, totaling 8.1 gross acres (6.7 net acres), would be constructed in PA TC-1, located in the central portion of the Project site on the east side of Horse Ranch Creek Road, just south of an active sports complex, and west and north of multi-family residences (Figure 1-3). A total building square footage of 61,200 would be allowed in the planning area. Figure 1-9, Town Center Concept Plan, illustrates the conceptual site plan for the Town Center, which would include numerous structures and a parking area. Community-serving uses in Campus Park would be concentrated in the Town Center area,

which would function as the social, commercial, and activity center for the community. Allowable uses within the Town Center would include neighborhood-serving commercial retail shops and services; restaurants; offices; and public uses such as a post office. Town Center structures currently are planned to be generally 35 feet or lower in height with architectural projections to approximately 40 feet. Stone veneer, plaster finishes, tile roofs (with some domed elements) decorative metal, wood trellis, fabric awnings, and decorative recesses all would be incorporated into the structures (see Figure 1-10, Town Center Typical Architecture).

Office Professional

Two office professional PAs are proposed for the development. PAs PO-1 and PO-2 (2.7 and 8.8 gross acres, respectively) would be located on the east side on Horse Ranch Creek Road on either side of Baltimore Oriole Road (Figure 1-3). The PAs would be situated between Horse Ranch Creek Road to the west, single-family residential to the east, and an active sports complex to the south. PA PO-1 would be immediately south of the HOA Recreational Facility (described below). In addition to administrative and professional services, office uses could include financial and real estate services, medical offices, schools, civic uses, day care, and eating establishments. A total building square footage of approximately 157,000 would be allowed on these PAs (40,000 s.f. in PO-1 and 117,000 s.f. in PO-2). Office professional uses would be zoned to not exceed 35 feet. The two office professional PAs would incorporate structures with non-reflective glass surfaces and substantial "trim" areas in other materials (e.g., stone, tile). Parking spaces would be provided at the office professional use areas, including both standard and handicap spaces. (Refer to Figure 1-11, Office Professional Concept Plan, for a conceptual site plan of the area showing building locations and parking areas; and to Figures 1-12a and 1-12b for Office Professional Conceptual Architecture.)

Institutional

A sewer lift station would be constructed in PA I-1, north of SR 76 and west of existing Pankey Road. The 0.2-acre site would be between the proposed trail staging area (described below) and existing Pankey Road. The sewer lift station, with a minimum firm pumping capacity of 918 gallons per minute (gpm), would pump all wastewater generated by the Project to an existing 12-inch force main in SR 76. Three structures would be constructed within PA I-1: (1) a lift station wet well for influent sewage and three submersible pumping units, (2) emergency storage to accommodate six hours of average daily sewage flow, and (3) a valve vault. A number of pump station elements would be located below grade. (These would include the pump station wet well, anticipated to be 33 feet deep with the top of the wet well set at finished grade, the emergency storage structure concrete vaults, and vaults with a liquid holding depth of 17 feet and are buried 3 feet so that only the access shafts would be at grade.) Above-grade facilities would include an emergency bypass connection, and an emergency generator (sized to run two pumps in addition to all auxiliary electrical and mechanical systems). The preliminary size of the generator is 60 kilowatts. In addition, the site would include an electrical panel, transformer, meter and main switch board, odor control system, and eye wash station. A 20-foot-wide driveway would provide access to the sewer lift station from Pala Mesa Drive. A second access to the station would be provided from the trail staging area. Both access points would be gated and the entire site would be enclosed by a six-foot-high chain-link fence. Exterior lights would be pole mounted and located on the site to provide adequate visibility of all equipment and facilities. Figure 1-13, Sewer Lift Station Site Plan, depicts the proposed site layout.

In addition to the sewer lift station, the reader is referred to the discussion of "Utilities," below, which describes two wastewater treatment options available to the Project. Under Wastewater Management Option 2, approximately 30 percent of sewage generated on site would be treated at a proposed off-site sewage treatment plant to be located on an adjacent property. A 2.6-acre storage pond would be located

on the Project site to accommodate wet weather flow. This pond (PA OS-8) would be located in the southern portion of the site, west of Horse Ranch Creek Road and north of Pankey Place (refer to Figure 1-3).

Recreational Facilities

The Project would provide six private passive neighborhood parks, a public active sports complex, and a private HOA recreational facility (refer to Figure 1-14, Open Space, Parks, and Trails Plan, and Figures 1-15a and b, Neighborhood Park Concept Plans). PA R-1 would contain two neighborhood parks. A 0.5-acre park (PA P-2) would be developed on the west side of Longspur Road (at the east end of Caracara Court [Figure 1-4]) within PA R-1 and adjacent to PA R-3. The park is intended to be passive in character, with an open lawn area; walkway; and a picnic pavilion featuring a picnic shelter, and benches (Figure 1-15a). An additional park (PA P-5) would be constructed within PA R-1 adjacent to the active sports park. This passive park would be 0.2 acre and would provide an open play area with turf, benches, and concrete walkway (Figure 1-15b). PAs R-2 through R-5 would each contain one neighborhood park (Figures 1-15a and b). These parks each would contain open play areas with turf, benches, and four- or five-foot-wide concrete walkways. In addition, the PA R-2 0.3-acre park (PA P-7), to be located generally in the middle of the development, would contain a play structure. PA R-3 would contain a 0.3-acre park (PA P-8), also to be located generally in the middle of the PA, and also containing a play structure and seating area. PA R-4 would contain a centrally located 0.3-acre passive park (PA P-1), with an open lawn area, walkway, picnic table, and play structure with a soft-surface base. PA R-5 would contain another 0.3-acre park (PA P-6), to be located on the northwest boundary of the development. This park also would contain seating and a play structure.

In addition to the six passive neighborhood parks, the Project would provide a public active sports park in PA SC-1 (8.5 acres) located in the central portion of the Project site on the east side of Horse Ranch Creek Road (Figure 1-3). The sports park would be north of the Town Center to the south, west of single-family residences (PA R-1), and south of office professional (PA PO-2). The sports park would include two baseball fields, a multi-purpose sports field, restrooms/maintenance facility, and a parking lot (Figure 1-16, Active Sports Park Concept Plan).

Also provided for residents of the development would be an HOA recreational facility, PA P-3, located in the northern section of the site between common area open space, single-family residential, and office professional use. The 1.2-acre site would provide recreational facilities including a swimming pool, community meeting room, restrooms, outdoor seating area, and a parking lot (Figure 1-17, HOA Recreational Facility Concept Plan). This facility would be a single-story structure, with a decorative feature/spire detail of approximately 10 feet, for a total facility height of 42 feet.

A trail staging area (PA P-4) is proposed to be located immediately west of Pala Mesa Drive, north of SR 76. This staging area would provide parking for recreational users intending to use the region's existing and proposed trail network. It would include an asphalt parking area; parking lot trees and landscaping; and perimeter landscaping, including a landscaped berm to screen asphalt portions of the parking area from view.

Open Space

A total of 215.7 gross acres (approximately 52 percent of the Project site) consists of open space/recreational space. Considering only open space preserve and common area open space (Figure 1-3), 203.5 acres (49 percent) of the Project would be in open space, as described below.

Open Space Preserve

Preserved on-site open space, also referred to as biological open space, would include biological resource areas such as wetlands in the southern portion of the Project site, and coastal sage scrub and oak woodlands in the northern portion of the site (see Figures 1-3 and 1-14). On-site biological open space would be maintained in perpetuity through a County Landscape Maintenance District (LMD) or other County and wildlife resource agency approved management entity. The largest biological open space area, PA OS-3, encompassing approximately 93.7 acres, would be located in the northern portion of the Project site, on the west, north, and east sides of the proposed residential development. An existing hiking trail would remain within this area. Another approximately 83.6 acres of open space preserve (under Wastewater Management Option 1, or 81.0 acres under Wastewater Management Option 2) would be provided in PA OS-2 in the southern portion of the Project site north of the multi-family residential area at the entrance to the Project site and along the western boundary of the Project site adjacent to existing, undeveloped land off site (Campus Park West) and the I-15 right-of-way (ROW). A third open space preserve lot, OS-1, would be a 1.1-acre area in the southernmost portion of the site near SR 76 and existing Pankey Road. No development structures would be permitted within designated open space preserves; however, hiking trails and nature study would be permitted.

Common Area Open Space

In addition to the open space preserve provided by the Project, 27.7 acres of common area open space designed to incorporate slopes and stormwater facilities would be designated within PAs OS-4 through OS-8. PA OS-4 (0.5 acre) would be immediately north of Pankey Place, PA OS-6 (3.1 acres) would be adjacent to the western and southern edge of PA MF-1, and PA OS-7 (19.1 acres) would surround development in the northern area of the Project site (Figures 1-3 and 1-14). The common area open space would encompass fuel modification zones (described in detail in the Landscape/Hardscape section of this chapter), as well as maintained manufactured slopes. PA OS-5 would consist of a 2.4-acre detention basin located south of PA MF-1. The detention basin would be soft-bottomed, with grass lining and planted slopes. It would be periodically maintained to remove silt deposits. PA OS-8 (2.6 acres) would function as a wet-weather water storage pond and would be located immediately south of OS-5 and north of Pankey Place. Its description and maintenance would be similar to that described for PA OS-5. PA OS-8 would be a water storage pond only if Wastewater Management Option 2 is implemented (see Utilities, below). If Option 1 is chosen instead of Option 2, PA OS-8 would be maintained as an open space preserve.

Trails

Campus Park is designed to be a "walkable" community served by a network of pedestrian and equestrian community and nature trails throughout the Project site (Figure 1-14). Primary streetscapes have been designed to be pedestrian-oriented, with tree-shaded walkways, pedestrian-scaled lighting, and shortened or enhanced crosswalks. A variety of trail types are proposed for the Project; these are described below and illustrated on Figure 1-18, Trail Cross-sections. A village multi-purpose trail would extend along the west side of Horse Ranch Creek Road from SR 76 north to Baltimore Oriole Road, where it would cross to the east side of Horse Ranch Creek Road where it would link to a nature trail, as well as extend along the northern side of Baltimore Oriole Road, to link to an additional nature trail. This trail type also would extend along the west side of Pala Mesa Drive from SR 76 to Pankey Place and the north side of Pankey Place to access the trail staging area, as well as along the south side of Harvest Glen Road. Multi-purpose trails would be meandering eight-foot-wide decomposed granite stabilized walkways with rail fencing provided for safety and directional needs. These trails would allow pedestrian, equestrian, and bicycle travel.

A village "promenade" would be located along the east and south side of Longspur Road (Figure 1-14). This village promenade would provide connection between residential neighborhoods, the Town Center,

and the active sports park. The promenade also would have an eight-foot-wide decomposed granite meandering walkway (Figure 1-18). Equestrian uses would not be allowed on the promenade.

Village pathways are proposed along the east side of Pala Mesa Drive between SR 76 and Pankey Place, along the south side of Pankey Place, along the east side of Horse Ranch Creek Road from the southern end of MF-2 to Baltimore Oriole Road, along the south side of Baltimore Oriole Road, along the west and north sides of Longspur Road, and along the north side of Harvest Glen Road. (Figure 1-14). The village pathway is characterized by a five-foot-wide meandering sidewalk on one side of the roadway.

Trail connections would be provided between the following residential lots: 20 and 21 (connecting Ostrich Way and Longspur Road), 36 and 37 (connecting the Active Sports Center to Ostrich Way), and 52 and 53 (connecting Ostrich Way and Baltimore Oriole Road). The passage between lots 52 and 53 would be at grade (e.g., no stairways would be required), while the paths between lots 20 and 21, and 36 and 37 would be accomplished via stairways.

Open space ("nature") trails would be provided along the western, northern, and southern boundaries of PA MF-1, within the fuel management area, and within open space surrounding the northern development area. Equestrian and pedestrian uses would be permitted along these trails. The trails generally would be eight feet wide with a soft surface (per County standards) and adjacent rail fence where needed for safety, as stated in the Resource Management Plan (RMP). The trail width may be reduced to four feet at locations that are topographically or biologically constrained. Nature trails would extend around the perimeter of the northern area, connecting to the off-site Monserate Mountain trail to the north and east. Appropriate signage would be installed along trails (Figure 1-19, Signage Plan).

Circulation

Vehicular access to the Project site is currently available from the north and south. Southern access is via SR 76. The southern portion of Pankey Road currently extends about 950 feet to the north from SR 76 into the Campus Park site, ending in a cul-de-sac. Northern access is from Pankey Road (northern extension), which extends south to the project site from Stewart Canyon Road and currently ends in a cul-de-sac (Figure 1-2). The existing ROW of the northern extension of Pankey Road would be vacated to facilitate construction of an improved roadway. Several dirt roads currently are located within the property, most notably Pala Mesa Heights Drive, which divides the northern and southern portions of the Project site.

The Project would include a GPA to the County Circulation Element. Figure 1-20, Existing Circulation Element Plan, and Figure 1-21, Proposed Amendments to Circulation Element Plan, depict the existing and proposed roadway network, respectively. Specific changes to the Circulation Element roadway network would be consistent with County plans for this area, and would include:

1. Relocation of SC 2603 (currently Pankey Road) to future Horse Ranch Creek Road.
2. Reclassification of SC 2602 (future Horse Ranch Creek Road) to General Plan Update Circulation Element "Boulevard" standards and relocation of the roadway to the east so that it no longer parallels I-15, but would provide a more direct access route for proposed uses in the area.
3. Relocation of SC 160 (Pala Mesa Drive from a direct east-west connection with SC 2602 (future Horse Ranch Creek Road) to a southern connection with SR 76.
4. Reclassification of SC 160 from a major road between future Pankey Place and SR 76.
5. Creation of a connection for SC 160 between future Pala Mesa Drive and future Horse Ranch Creek Road in the form of future Pankey Place, as a light collector.

Each of these roadways, as well as other proposed on- and off-site upgrades to the roadway network are described below. Proposed major circulation roads on site would cover 21.7 acres. Horse Ranch Creek Road would be the primary thoroughfare through the proposed development. It would extend to the north from SR 76, ultimately connecting to the existing northern extension of Pankey Road. Several cul-de-sacs and collector roads provide circulation through the site to commercial, office professional, and residential areas of the Project. A discussion of streets serving the Project follows and is organized from south to north. Refer to Table 1-2, Summary of Proposed Roadway Widths, for a summary of pavement and ROW widths, Figure 1-22, Project Street Classifications, for an illustration of road types, and Subchapter 2.2, Transportation/Traffic, for further details regarding proposed Project circulation improvements both on and off site. All roads would be built to current County standards, with the exception of Horse Ranch Creek Road, which would be built to County General Plan Update standards.

SR 76 (Pala Road)

Expansion to four lanes and realignment of SR 76 between I-15 east to the Granite Construction Driveway began in the second quarter of 2008. Blasting has been completed between I-15 and the Granite Construction Driveway east of the Proposed Project. Roadbed upgrades are underway: full roadway improvements should be completed by the fourth quarter of 2009 for this area (Johnston, pers. comm., 2009). The Proposed Project proposes to install an eight-foot-wide meandering trail made of decomposed granite on the north side of the improved roadway outside of the Caltrans ROW and within the Project site boundary. An equestrian rail fence would be installed on the ROW line between the trail and roadway, as required (Figure 1-23a, Streetscape Sections). Project planting within the "recovery" zone (into which future roadway expansion is possible) would occur for erosion control purposes in coordination with Caltrans.

Horse Ranch Creek Road

Horse Ranch Creek Road would be the main north-south connector within the Project site, traversing much of the property. The southernmost portion of Horse Ranch Creek Road would be located off site to the east within the future Meadowood development, where it would intersect with a realigned segment of SR 76. To the north, the road would transition into the existing northern segment of Pankey Road past Baltimore Oriole Road.

Horse Ranch Creek Road, designed as a village entry street and classified as a San Diego General Plan Update (GP Update) "Boulevard," generally would be constructed per the Board of Supervisors August 2006 endorsed Mobility Element Road Network and updated Mobility Element Road Framework and as approved by the Planning Commission on April 10, 2009 as part of proposed changes to the Public Road Standards (which will then be incorporated into the GP Update proposed Circulation Element Framework). The street is proposed to have 106 feet of ROW width within the Project site, with two 32-foot-wide roadway beds (each containing one 12-foot-wide travel lane, one 14 foot-wide travel lane, and one 6-foot-wide bike lane) separated by a 14-foot-wide landscaped median, and 14 feet of parkway on either side of the road (Figure 1-23a). Streetlights would be placed within the ROW in the center median. An eight-foot-wide bike lane would be provided on both sides of the road. Roadside parking would be prohibited. Beyond the streetscape, additional 16-foot-wide private landscaped easements would contain meandering trails comprised of an 8-foot-wide decomposed granite trail on the west side and a 5-foot-wide concrete sidewalk on the east side of the roadway. Southeast of the project site, the Horse Ranch Creek Road ROW width would remain at 106 feet until it approaches SR 76, where ROW width would expand to accommodate extra turn lanes. Horse Ranch Creek Road also would create a new intersection with SR 76 at this locale (east of the existing SR 76 and Pankey Road intersection). Caltrans has agreed with the proposed location in a letter dated January 11, 2007 (LOS Engineering, Inc. 2009).

The northern portion of Horse Ranch Creek Road would connect to and transition from a boulevard to light collector at the intersection of Horse Ranch Creek Road and Baltimore Oriole Road. The transition would work by restricting northbound and southbound travel to one lane in each direction with as-needed turn lanes.

It should be noted that an adjacent planned project, Palomar College (west of Horse Ranch Creek Road) also would need Horse Ranch Creek Road for access. If the college is constructed prior to the Proposed Project, Palomar College would be responsible for grading of the full width, as well as construction (asphalting) of two lanes (one in each direction) of Horse Ranch Creek Road; further improvements of the roadway would be the responsibility of the Proposed Project. Because it is unknown at this time which project would move forward first, this EIR addresses full effects associated with complete roadway widening throughout.

Pankey Road

Pankey Road currently provides access to the Project site. The southern extension is an existing north-south collector that starts south of SR 76 where it intersects with Shearer Crossing. This southern segment of Pankey Road extends north of SR 76 between the two Project parcels and provides access to the (unrelated) Campus Park West Specific Plan Area adjacent to the Project site. The segment of Pankey Road between Pankey Place and SR 76 would be renamed Pala Mesa Drive, and is discussed below.

The northern extension of Pankey Road provides access to residences and businesses north of Stewart Canyon Road. Currently, the northern segment of Pankey Road terminates in a cul-de-sac roughly 3,500 feet (approximately 0.7 mile) south of the property's northern boundary along I-15, just south of Pala Mesa Heights Drive and immediately west of the Project boundary. The portion of Pankey Road north of proposed Baltimore Oriole Road (where Horse Ranch Creek Road would transition back to existing roadbed as described above) would retain the existing Pankey name following Proposed Project implementation.

Pala Mesa Drive

As noted above, the existing southern segment of Pankey Road would be renamed Pala Mesa Drive. This road would extend from SR 76 to Old Highway 395 via the existing overpass over I-15 through the off-site Campus Park West project and provide a fourth means of access to the Project site. Pala Mesa Drive south of Pankey Place would be reclassified as a collector and have a ROW width of 84 feet with four 12-foot-wide travel lanes and two 6-foot-wide bike lanes and a 4-foot median (Figure 1-23b, Streetscape Sections). Roadside parking would be prohibited. The road would have a five-foot-wide concrete sidewalk on the east side of the roadway within 30-foot-wide landscaped areas and an eight-foot-wide decomposed granite trail on the west side of the roadway within 20-foot-wide landscaped areas. North of Pankey Place, Pala Mesa Drive would be built as a light collector, with a 40-foot-wide pavement and the same trails as noted above in a 60-foot-wide ROW. Future expansion of this roadway would be completed by Campus Park West.

Pankey Place

Pankey Place would extend from Pala Mesa Drive (the existing southern segment of Pankey Road) east to Horse Ranch Creek Road, forming the northern boundary of PA MF-4. Pankey Place is proposed as a light collector with a paved width of 40 feet within a 60-foot-wide ROW (Figure 1-23b). It would include two 14-foot-wide travel lanes and two 6-foot-wide bike lanes. An 8-foot-wide decomposed granite trail would extend along the northern side of the road. Roadside parking would be prohibited. A 5-foot-wide

meandering concrete sidewalk would be constructed along the southern side of the road, within a minimum 20-foot-wide landscape easement.

Harvest Glen Road

Harvest Glen Road, also a village promenade, would extend to the east from Horse Ranch Creek Road to the eastern property boundary, and would provide additional access to PAs MF-2 and MF-3. The road would also provide access to the Meadowood project. Harvest Glen Road would have a paved width of 40 feet within a 60-foot-wide ROW (Figure 1-23d, Streetscape Sections). The road would contain to 14-foot-wide travel lanes and two 6-foot-wide bike lanes. Within 20-foot-wide shoulders and landscape easements, there would be a meandering 5-foot-wide concrete sidewalk on the north side of the road and an 8-foot-wide meandering decomposed granite trail on the south side of the road. Roadside parking would be prohibited.

Longspur Road

Longspur Road would extend east from Horse Ranch Creek Road, then north to Baltimore Oriole Road, providing access to residential development in PAs R-1, R-2, R-3, and MF-3. Longspur Road is proposed as a village promenade with a paved width of 40 feet within a 60-foot-wide ROW (Figure 1-23c, Streetscape Sections). The road would contain two 14-foot-wide travel lanes and two 6-foot-wide bike lanes. Within 10-foot-wide parkways and 10-foot-wide landscape easements, there would be a meandering five-foot-wide concrete sidewalk on the south and east sides of the road and an eight-foot-wide meandering decomposed granite trail on the north and west sides of the road. Roadside parking would be prohibited.

Baltimore Oriole Road

Baltimore Oriole Road, which would intersect with Horse Ranch Creek Road on the west, would be constructed as a village promenade on the location of the existing Pala Mesa Heights Drive to the eastern Project boundary (Figure 1-23c). The roadway would have a 40-foot curb-to-curb width located within a 60-foot ROW. The road would contain two 14-foot-wide travel lanes and two 6-foot-wide bike lanes. On the north side of the road an 8-foot-wide meandering trail made of decomposed granite and edged by an equestrian-themed fence would be separated from pavement by a minimum of 5 feet. This pathway would be located partly within the 10-foot-wide parkway and partly within an HOA-maintained open space lot abutting the roadway. A 5-foot-wide meandering concrete sidewalk would be located within the 10-foot- roadside easement along the south side of the roadway, which again would be abutted by HOA-maintained open space. Roadside parking would be prohibited.

Residential/Neighborhood Streets

All neighborhood streets would be public roadways that would provide access to the single-family residences in the central and northern portion of the Project site. All but one of the roads (Song Sparrow Drive, discussed below) would range between 36 and 40 feet in pavement width within 56- to 60-foot-wide rights-of-way, respectively (Figure 1-23d). Refer to Table 1-2 for the pavement and ROW width of each residential street. Concrete sidewalks (five feet wide) would parallel the roads on both sides. Street lighting would be provided along the sides of the road. Song Sparrow Drive, the easternmost road in the single-family area, would have a 32-foot-wide pavement width within a 52-foot-wide ROW to the north of Baltimore Oriole Road. The roadway would narrow to 24 feet of pavement within an existing 60-foot-wide ROW south of Baltimore Oriole Road, and connect to Phalarope Road.

Public Transit

Several North County Transit District (NCTD) on-site bus turnouts would be provided for the Campus Park Project and adjacent planned developments on both sides of Horse Ranch Creek Road and Pala Mesa Drive. The bus route also would include a loop along Baltimore Oriole Road and Longspur Road. NCTD turnouts would be provided in the vicinity of each intersection along Horse Ranch Creek Road and off site on the north side of SR 76 between Horse Ranch Creek Road and the Project site, as well as SR 76 between future Pala Mesa Drive and I-15.

Parking

On-site off-street parking would be provided for all on-site uses pursuant to County parking requirements for specific land uses. Parking lots would be provided for the Town Center, office professional, active sports park, and HOA recreational facility, as depicted in Figures 1-9, 1-11, 1-16, and 1-17, respectively. Parking proposed for the multi-family residential uses is illustrated on the Concept Plan for each PA (Figures 1-6a and 1-6b). As noted above, parking also would be provided at the trail staging area near the site's southern boundary. The parking lot size, design, location, and number of parking spaces are determined based on ultimate land use and design based on Sections 6750 through 6799 of the Zoning Ordinance. On-street parallel parking would be permitted on most Project streets, subject to County parking standards and Project street design.

Landscape/Hardscape

The natural setting of Campus Park includes pastures, riparian corridors, oak woodlands, and rock outcroppings on the northern hillsides. Groves are visible in surrounding areas. This setting provides the inspiration for a Mediterranean landscape theme that proposes the preservation of elements and integration of development within the existing setting. Landscaping is planned along major streetscapes and adjoining slopes. Trees that complement the native landscape and that traditionally are associated with San Diego County rural settings would be used, such as oak, sycamore, and Brisbane box. Hardscape features would include entry monuments, fencing, lighting, and pedestrian pathways designed to reflect the character of the community, while referencing the rural Mediterranean-themed setting. Traditional materials that complement the natural landscaping, such as stone or stone product and wood, would be used.

PA landscaping would be in accordance with the requirements set forth in the Landscape Concept and Design Guidelines section of the Specific Plan and General Plan Amendment Report (DDS/GA 2009; see Figure 1-24, Landscape Concept Plan) and the Conceptual Fire Protection Plan/Fuel Modification Plan (FPP/FMP; Hunt Research Corporation [Hunt] 2009) for the Proposed Project. A Campus Park HOA would be established and charged with the right to assess landscaped areas, as applicable, for maintenance and management of established areas. HOAs would be responsible for private roads, signage, common area landscaping and irrigation, streetscape maintenance and irrigation for all non-single-family uses, community entries and gates, the neighborhood parks, fire protection zones, and other responsibilities, as deemed necessary (Figure 1-25, Community Maintenance Responsibility).

Vegetation Management (Fuel Modification) Zones

Pursuant to the requirements contained in the Conceptual Fire Protection Plan/Fuel Management Plan (Hunt 2009), the Project would maintain a 200-foot vegetation management zone north and east of single-family residences in the northern and central portions of the site for fuel management and fire protection (Figure 1-26, Conceptual Fuel Management Plan). A 125-foot-wide vegetation management zone would be maintained on the west side of single-family residences in the northern area and southeastern side of

the single-family residences in the southern area. Excluding portions abutting Meadowood (if approved), a 125-foot-wide vegetation management zone also would be maintained along the southeastern side of PA MF-3, and along the eastern edge of PAs MF-2 and MF-4. A 100-foot-wide vegetation management zone would be required for the balance of the Project site, including any lots bordering natural open space areas, flammable vegetation, and parks without an internal defensible zone. CalFire-required 30-foot clearing along roadways would fall within proposed fuel modification zones. A 10-foot clearance would occur along either side of on-site trails within open space. Requirements of the vegetation management zones, as applicable, are incorporated into the landscape zones described below.

Landscape Zones

Figure 1-24 depicts the generalized locations of major landscape zones and features, and Figures 1-23a through 1-23d depict typical streetscape concepts. General guidelines for landscaping, as well as a brief description of each landscape zone and landscaping guidelines within each planning area, follow. In general, streetscape trees would be 40 to 50 feet on center in order to maintain 20 feet between mature canopies. Tables 1-3 through 1-10 provide the proposed plant palette, including trees, shrubs, groundcover, succulents, and hydroseed mix appropriate for each of the zones.

Nature/Naturalizing Landscape Zone. The Nature/Naturalizing Landscape Zone represents common area open space areas near the Project's perimeter that offer opportunities to create a blended transition between the developed, ornamental portions of the Project site and the adjoining natural open space areas and native hillsides. This zone would consist of protected native species, revegetated areas, and newly graded areas that would use native and naturalizing plant materials to transition into the developed areas. Landscape buffers would be established between existing natural landscape and ornamental landscaping areas. Particular attention would be given to transitions using native and native/naturalized plant species. Fuel modification/brush management could occur within this zone. Specific species would include natives such as oak (primary tree) and sycamore (accent tree); shrubs, vines, and groundcover appropriate for use in vegetation management zones; succulents, and hydroseed mix (refer to Table 1-3, Nature/ Naturalizing Landscape Zone Acceptable Plant Species, for a complete list of proposed plants).

Riparian Transition Zone. The Riparian Edge Zone represents areas adjacent to existing riparian habitat along Horse Ranch Creek Road in the southern portion of the site, characterized by specimen oak, sycamore, willow, and poplar. Manufactured slopes and development areas adjacent to the riparian areas would be planted with species intended to serve as transitional elements. Species identified for these areas include white alder, sweet bay, sycamore, cottonwood, oak, willow, and elderberry, along with shrubs, groundcovers, and a hydroseed mix (Table 1-4, Riparian Transition Zone Acceptable Plant Species).

Pala Road (SR 76) Landscape Zone. The Proposed Project would include landscaping in front of the sound attenuation wall required along SR 76 as well as along Pala Mesa Drive between SR 76 and Pankey Place on the east side of the road. The wall would support vines, including grape, ficus, and/or ivy. The Proposed Project also would include a row of oak trees aligned along SR 76. Shrubs ranging in height from 18 inches (needlegrass) to 24 inches (gazania, lantana, ceanothus) to 10 to 18 feet in height (toyon, sumac, blue-eyed grass) would be planted where space is available between the road recovery zone and the sound wall. A grove concept, with grapefruit trees, may be used along SR 76 subject to Fire Marshal approval. Sycamore trees placed approximately 50 feet apart would be used as an accent at the intersection of SR 76 and Pala Mesa Drive.

Community Entry Road Landscape. The Community Entry Road landscape would include the parkways and adjoining slopes along Horse Ranch Creek Road (Figure 1-23a) and Pala Mesa Drive south of Pankey Place on the west side of the road (Figure 1-23b). Landscaping in this zone is intended to reflect the rural

history of the Project site and the Mediterranean landscape theme of the Project. Formal rows of olive trees in pastureland and informal groupings of oaks and sycamores would be accompanied by wood (or approved alternate material) rail fences, vine arbors, low stone-faced (or stone appearing) walls, and decomposed granite trails. Adjoining slopes would be planted with native and drought-tolerant species including coast live oak and fruitless olive trees, wild lilac and toyon; and dwarf lemon bottlebush and brilliancy rock rose, among others (Table 1-6, Community Entry Road Landscape Acceptable Plant Species).

Community Promenade Roads and Interior Slopes. Community Promenade landscaping is proposed along Baltimore Oriole Road, Longspur Road, Harvest Glen Road, and Pankey Place (Figure 1-23c). Landscaping within the parkways and adjoining slopes would reflect the rural history of the site and Mediterranean design theme. Formal groves of fruitless olive trees would be planted in pastureland, interrupted occasionally with informal accent tree groupings including fern pine and Brisbane box. Adjoining slopes would be planted with native and drought-tolerant species such as wild lilac, toyon, and lemonade berry. Hardscape details would include rail fences, vine arbors, low stone walls, and decomposed granite trails. Interior slopes would share similar characteristics with slopes adjacent to promenade parkways and would provide opportunity for visually softening and screening manufactured slopes and structures (Table 1-7, Community Promenade Roads and Interior Slopes Acceptable Plant Species).

Residential Landscape Zones. Residential landscape zones include Single-family Residential Areas and Multi-family Residential Areas. Street trees planned for single-family residential streets include camphor trees, Australian willow, and Brisbane box (Figure 1-24, Table 1-8, Single-family Residential Areas Acceptable Plant Species). Street trees within the multi-family areas of the Project site would be similar to single-family planting. Landscaping also would include accent trees (including palms) and interior courtyard trees to be used in limited amounts, as well as vines, shrubs, and groundcovers (Table 1-9, Multi-family Residential Areas Acceptable Plant Species).

Special Use (Town Center, Office Professional, Parks, and Sports Complex) Landscape Zones. These areas would be in visually prominent locations within the Project. Landscaping would be reflective of the village design theme and adjacent natural open space areas. Plants would include fruitless olive trees; accent trees such as Senegal date palm, and golden rain trees; courtyard and plaza trees such as peppermint tree, Chinese flame tree, and firewheel trees; vines; shrubs; and groundcover (Table 1-10, Special Use Landscape Acceptable Plant Species).

Community Entries Landscape Zones. In addition to the roadscape features described above, entryway landscape features and monument signs would identify Project areas and contribute to the village design theme. Community entry locations are shown on Figure 1-24. Community entries would include primary Project entries and secondary entries, as described below. Community entries would serve as gateways to the community and would have a plant palette consisting of fruitless olive trees, accent trees such as palm, incense cedar, and yew pine; shrubs and groundcover (including bougainvillea, dwarf English lavender, and dwarf tall fescue); vines; and hydroseed (Table 1-11, Community Entries Acceptable Plant Species).

Primary Project Entries (Non-shared). Two primary entries, or gateways, exclusive to the Project site would be located along Horse Ranch Creek Road. One would be located at the southernmost border of the multi-family residential area MF-2. A second entry would be located just north of the intersection at Baltimore Oriole Road and Horse Ranch Creek Road. Plantings at these entries would include informal sycamore groves, foreground rows of olive trees, and vine arbors. Accent planting and signage would reinforce the village design theme, and stone walls would reflect the boulders visible on adjacent hills. Figure 1-27, Entry Monuments, presents a conceptual community entry monument.

Primary Shared Community Entry. The primary entry to Campus Park would be at the Horse Ranch Creek Road/SR 76 intersection, which also would serve the Meadowood project to the east of the Project site. Plantings at these entries would include the same as stated above for primary Project entries (non-shared).

Planning Area Gateway/Entry Zones. These landscape theme areas would occur at residential, office professional, Town Center, active sports park, and HOA recreational facility entrance points. Special architectural and/or landscape feature would provide identity for the areas. The accent features would be subordinate to the primary and secondary community entry zones, in terms of size and focus, but would incorporate materials common to those entries.

Accent Plantings/Monument. Project accent features would be located at primary Project intersections (Baltimore Oriole Road/Jaeger Street, Horse Ranch Creek Road/Harvest Glen Road, and Horse Ranch Creek Road, at the southern end of MF-1) and at the southern corner of PA MF-1. Design features would consist of special architectural and/or landscape elements. Figure 1-27 depicts a conceptual neighborhood entry monument.

Project Focal Point. Focal elements are planned for the Town Center and active sports park. Focal points would provide landscape/hardscape design interest and may consist of special architectural design features such as clock towers and/or landscape architectural features.

Fencing and Walls

The overall Project theme would be reinforced through a comprehensive system of fencing and walls, as illustrated in Figure 1-28, Fencing and Walls Plan. Fencing and walls would be designed using traditional materials, such as stone and wood, which would complement the natural landscape while reflecting the Mediterranean-themed landscape. As shown on the figure, the rural equestrian-theme fence would provide a unifying element for the entire length of Horse Ranch Creek Road, Pankey Place and Baltimore Oriole Road, as well as portions of Pala Mesa Drive and Harvest Glen Drive, and the abutting portion of SR 76. Walls at village entries would be designed to accent the entries and establish the Project character. Entry and architectural walls that incorporate stone would use a material similar in appearance. Community theme walls would provide screening, sound attenuation (refer to Subsection 3.1, Noise, for a detailed discussion of sound walls), security, and neighborhood identity. Community perimeter walls would be constructed of masonry with pilasters covered in stone veneer where visible from public streets. Figures 1-29, Community Sound Walls/Barriers, and 1-30, Community Wall and Fence Concepts, show the proposed design concepts for walls and fencing on the Project site.

Lighting and Signage

The village lighting design focuses on the quality of light along specific corridors and areas. Light standards would have a distinctive character to relate to the corridors they serve. Lighting along pedestrian corridors would be more human in scale, more closely spaced, and lower than the 22-foot height typically found along an urban street. Village lighting would be designed to provide adequate illumination for safety, security, and architectural accents without over-lighting. Light fixtures would direct light to use areas. Light shields would be used where necessary to avoid nuisance lighting, particularly in residential neighborhoods and adjacent to preserved natural open spaces. Lighting would comply with Division 9 of the County Light Pollution Code (LPC) standards. Outdoor lighting, such as security or parking lot lighting, must be less than 4,050 lumens and fully shielded. Refer to Subchapter 2.1, Aesthetics, for additional information on Project lighting.

A Comprehensive Sign Program would be developed for the Town Center and office professional areas where more than four tenants would be located. Signage would inform and direct but would not be permitted to dominate the visual character of the area. (Roof-mounted signs, flashing signs/lights, and animated signs/lights that convey the illusion of motion would not be permitted.) Where specifics are not provided, County "Off-Premise Sign Regulations" commencing at Section 6200 and "On-Premise Sign Regulations" commencing at Section 6250 of the Zoning Ordinance would regulate signage. Refer to Subchapter 2.1, Aesthetics, for additional information on Project signage. A summary of the lighting and signage program applicable to specific areas on the Project site follows.

Village Entry Street Lighting (Horse Ranch Creek Road). Primary village entry street lighting would be provided from twin davit (overhanging) pole lights located in the street median and single davit from the street edge where there is no median. Poles for streetlights would be of custom-color concrete and approximately 28 feet tall. Pathway lighting would be located at the pathway edges and at a lower, pedestrian scale and character. Poles for pathway lights would be painted metal consistent with the theme and character of the overall Project, and would be approximately 12 feet tall. Street light fixture types would be conventional with a special color fixture. Village promenade light fixture types would be low pressure sodium, with capability to shield light from adjacent uses.

Promenade Street Lighting. Street lighting would be on the opposite side of the street from the village promenade, which would be separately illuminated by a pedestrian-scale theme light source. Fixtures would be pole top or single davit mount. Street light poles would feature custom-color concrete, and be approximately 22 feet tall. Pathway lights would feature painted metal poles, approximately 12 feet tall. For residential streets, both street and pedestrian path light fixture types would have a cut-off feature for glare control. Lamp types would be low pressure sodium.

Residential Street Lighting. Residential streets would have pre-cast custom-color concrete poles approximately 22 feet tall. Pole top or single-davit mount light fixtures would have a cut-off feature for glare control. Lamp types would be low pressure sodium.

Parking Lot Lighting. Parking lot lighting would be consistent throughout the village in terms of fixture height, spacing, light source, and performance characteristics. Fixture style could differ between Project areas, if appropriate. Parking lots would be adequately lighted with pole-mounted fixtures. Parking lot lighting adjacent to residential uses would be located so as to minimize light intrusion and be adequately shielded. Light poles would be composed of painted metal, approximately 20 feet tall (commercial areas) or 15 feet tall (residential areas), and would be triangularly spaced. Fixtures would be either single or double mount, with a full cut-off feature for glare control. Lamp types would be low pressure sodium.

Multi-family Residential Lighting and Signage. Walkway/trail connection would be illuminated with low intensity fixtures. The lighting pattern and intensity would become more intense at path intersection and vehicular crossings. Within building groups, architectural and accent lighting would be indirect and designed to minimize glare and intrusion into neighboring land uses. Natural or cut stone would comprise the dominant monument sign material; cast concrete, metal, and polished stone may also be used. Signs would comply with applicable County standards, as described in Subchapter 2.1, Aesthetics.

Town Center and Office Professional Lighting and Signage. Streets adjacent to the Town Center and office professional uses would be well lit to encourage evening use. Street lighting fixtures would relate to the pedestrian scale. Foot lighting would be 3 feet high and post lights would be 12 feet in height. Illuminated walkway/trail connections would be provided through the use of low intensity fixtures with lower wattage bulbs and shielded fixtures for safety. Lighting proximity and intensity would increase at path intersections and vehicular crossings.

Architectural accent lighting would be encouraged. Within building groups, architectural and accent lighting would be indirect and subtle. Increased lighting levels would highlight pedestrian areas to clearly define the pedestrian path. Service area lighting would be contained within the service area boundaries/enclosure. Lighting would be designed to minimize glare and intrusion into neighboring land uses. All parking areas associated with the Town Center would be subject to the same lighting and signage guidelines as the Town Center overall.

A permanent business identification sign would be permitted at the entrance to each business area. The sign location would conform to all County requirements for sight lines and sidewalk clearance. The materials and colors of the sign would use the same style, materials, and colors as found in the Project architecture. Ground level lights to externally illuminate signs would also be permitted. Boulders visible on the hillsides surrounding the Project site would contribute to the development's identity program. To carry through with the community theme, natural or cut stone would be used as the dominant monument sign material. Cast concrete, metal, and polished stone also may be used.

All business identification signs would comply in terms of size, number of colors and materials with standards specified in the Fallbrook Community Plan Design Guidelines. One sign would be allowed per business on each building wall. Wall sign copy would be limited to the identification of the business name or logo. The materials and colors of the sign would be compatible with the style, materials, and colors of the nearby Project architecture. Address number signs would be of an appropriate size and location to be clearly visible to visitors and emergency responders and would be consistent with County sign standards.

Utilities

The Project would require the extension of sewer, water, gas, electric, and phone/cable lines throughout the development. All new utility lines, as well as portions of the existing 69 kV overhead lines, would be installed underground within and/or adjacent to improved roadbeds.

Water service would be provided by Rainbow Municipal Water District (RMWD). At the southwestern end of the Project site, an existing 18-inch-diameter water line in the Pala Mesa Drive/I-15 overcrossing would be extended via a 16-inch-diameter water line from I-15 east to Pankey Place within the new Pala Mesa Drive, then within Pankey Place to Horse Ranch Creek Road (Figure 1-31, Conceptual Water Plan). This line would serve as the primary point of connection to the existing water system. In addition, an existing 16-inch-diameter water line located at the intersection of Stewart Canyon Road and Pankey Road would be extended in Horse Ranch Creek Road to create a loop. One pressure reducing station would be installed along Horse Ranch Creek Road near PA PO-1, and another pressure reducing station would be installed along Pala Mesa Drive near I-15.

The Proposed Project includes two wastewater management design options, only one of which would be implemented. Under both options, sewage would be collected from the Project site via 10-, 12- and 15-inch-diameter pipelines (Figure 1-32, Conceptual Sewer Plan). The sewage would flow to the southern portion of the site to a proposed sewer lift station to be located on the west side of Pala Mesa Drive near SR 76 (PA I-1). Sewage would then be carried off site through an existing 12-inch-diameter force main. The gravity sewer line that currently crosses SR 76 and traverses along the San Luis Rey River to RMWD's Pump Station B, as well as the line from Pump Station B to SR 76, would be abandoned. Under Wastewater Management Option 1, all Project sewage would flow from the gravity line to infrastructure owned and operated by RMWD, and then flow to the San Luis Rey Wastewater Treatment Plant (WTP) in Oceanside. Under Wastewater Management Option 2, sewage from 850 equivalent dwelling units (EDUs) would be sent to RMWD (the Oceanside WTP) for treatment, with the remainder to be treated at a new WTP that is proposed by the adjacent Meadowood Project). Under Option 2, a

storage pond would need to be constructed within the Project site with an access road provided around this storage pond. Refer to Section 4.1.6, Utilities and Service Systems/Public Services, for further details regarding proposed wastewater treatment options, as well as other utilities.

Grading

The Proposed Project would require grading and improvements (Figure 1-33, Grading Concept). Earthwork on site would be balanced with an estimated 1.6 million cubic yards (c.y.) of cut and 1.6 million c.y. of fill. Grading would be consolidated in the flatter portions of the site, thus minimizing impacts to slopes that exceed 25 percent gradient. Both cuts and fills are proposed within the development units. The maximum height of a manufactured slope would be 65 feet and would be located in the northern portion of the project, along the eastern edge of Baltimore Oriole Road; slope gradients generally are proposed at a maximum ratio of 2:1. (Some cut slopes could be 1.5:1 if they are approved by the Geotechnical Engineer and County.) Prominent rock outcroppings would be preserved.

Blasting is anticipated at higher elevations, as necessary. Where rock is produced through Project grading/blasting, it would be buried on site. Export of rock material is not anticipated.

Phasing

Campus Park would be developed over an approximate five- to six-year period to ensure a logical and orderly expansion of roadways, public utilities, and infrastructure. Market conditions, funding for public facilities, and similar conditions beyond the control of the developer may extend implementation of the entire plan beyond that period.

Grading Phasing

The project site would be graded in two phases (Figure 1-34, Phasing Plan). The first phase would involve grading the southern and central portions of the project site up to and including proposed Baltimore Oriole Road. Also included in this grading phase would be the off-site portions of Horse Ranch Creek Road (the southern extension from the Project site to SR 76 and a small northern segment that would transition from the new Horse Ranch Creek Road to the existing Pankey Road), Pala Mesa Drive and Pankey Place. The second phase would involve grading north of proposed Baltimore Oriole Road. Grading for Phases 1 and 2 may be divided into more phases depending on the market.

Product Phasing

Infrastructure necessary to serve the proposed development would be implemented in accordance with the requirements of the County of San Diego Department of Public Works (DPW) prior to construction of housing or other land uses. Refer to Figure 1-34 and Table 1-12, Product Phasing, for details regarding the proposed phasing plan, also summarized below.

The initial phase of Project development would consist of certain off-site road improvements (as noted above), extension of water service from the north and west into the development area (including pressure reducing stations), construction of a new sewer main in Horse Ranch Creek Road, the sewer lift station, and off-site sewer connection improvements. The site naturally drains from the northeast to the southwest into a wetlands area. Construction of temporary and permanent drainage control and water quality facilities also would occur during the first phase, including construction of the detention basin in PA OS-5. PAs R-1, R-2, R-3, and MF-3, and park sites PAs P-2, P-4 (trail staging area), P-5, P-6, and P-8 would be constructed in Phase 1 following implementation of necessary infrastructure. In addition, all open space areas (OS-1 through 7) would be dedicated during Phase 1. Phase 2 of development would occur in

the central area of the property and would include PAs MF-1 and MF-2. Phase 3 would include the PAs R-4, R-5, and MF-4, and park sites PAs P-1 and P-6. Occupation of Phases 1 and 2, as well as a portion of Phase 3, would result in the use of 850 EDUs of sewage. If Wastewater Management Option 2 is chosen by the Board of Supervisors, the need for the wet weather storage pond would be generated by uses developed during Phase 3. As a result, should Wastewater Management Option 2 be chosen, the wet weather storage pond south of the Project detention basin would be built and sewage lines to connect it to the off-site WTP also would be constructed during this phase. The development of park site PA P-3 in the northern portion of the property would be completed during Phase 4. Phase 5 would consist of the construction of the office professional buildings in the northern portion of the site. The final phase (Phase 6) would include development of the Town Center and the sports complex.

Off-site Improvements

Project Development Improvements

Proposed off-site improvements include access roads, water lines, and sewer lines that would be connected to existing and proposed facilities (see Figure 1-35, Off-site Road Improvements). These improvements are described below.

The off-site Project road improvements are depicted on Figure 1-36, Off-site Intersections Improvements Included in the Proposed Project. They include:

- SR 76/Horse Ranch Creek Road (Horse Ranch Creek Road would be constructed with a southbound and northbound right- and left-turn lanes, and a combination right-turn/left-turn/through lane; SR 76 be improved with east- and westbound right- and left-turn lanes; and a traffic signal would be installed)
- SR 76/Pala Mesa Drive (traffic signal; westbound left-turn lane to SR 76; southbound left-turn lane to Pankey Road; northbound right-turn lane to Pala Mesa Drive; eastbound left-turn lane to SR 76; and northbound right-turn lane to Pala Mesa Drive)

The off-site roadway improvements included as a part of the Proposed Project include segments of roadways begun on site. They are noted here; the reader is referred to detail on roadway improvements under "Circulation" above for specifics:

- Horse Ranch Creek Road from the vicinity of Pankey Place to SR 76 (in conjunction with Palomar College, construct a four-lane roadway per GP Update "Boulevard" standards)
- Pala Mesa Drive from east of the bridge over I-15 to Pankey Place (construct as a two-lane light collector)
- Pala Mesa Drive from Pankey Place to SR 76 (construct as a four-lane collector)
- Street R/Pankey Place from Pala Mesa Drive to Horse Ranch Creek Road (construct as a two-lane light collector)

Proposed off-site sewer improvements would include a gravity sewer main within a segment of Horse Ranch Creek Road from the property boundary to a point about midway to SR 76. At that point, the main would extend southwesterly through a portion of the Meadowood property, along Pankey Place (see Figure 1-35) and southerly within Pala Mesa Drive where the main would connect to a proposed sewer lift station. Under both Wastewater Management Options 1 and 2, a force main would extend to SR 76 from Pala Mesa Drive. A main also would extend to the west to connect to an existing line. Under Wastewater Management Option 2, after extending to SR 76, a main also would extend to the east to

connect to the proposed Meadowood WTP. The existing 15-inch sewer line also would be directed into the sewer station, and the remainder of the existing sewer line and off-site existing Plant B (see Figure 1-32) would be abandoned.

The proposed off-site water line would be located within Pala Mesa Drive, Pankey Place, and Horse Ranch Creek Road. Two proposed pressure-reducing stations would be constructed at the connections to the existing water mains that would serve the Project; one within Horse Ranch Creek Road, north of Baltimore Oriole Road at Stewart Canyon Road and the other within Pala Mesa Drive, just east of I-15. The stations would be installed in a vault above grade.

Additional off-site areas would be disturbed by creation of manufactured slopes to accommodate the construction of Pala Mesa Heights Drive along the eastern property boundary (adjacent to PAs R-2 and R-3), single-family residential lots to the south of Pala Mesa Heights Drive (adjacent to PA R-2), a multi-family residential lot adjacent to Harvest Glen Road (PA MF-3), and Horse Ranch Creek Road adjacent to the Palomar College site. An estimated 25.6 acres would be impacted by these proposed off-site improvements and associated grading and are addressed through the environmental analysis chapters in this EIR.

Potential Mitigation-related Improvements

It is anticipated that several intersections would be improved to mitigate for projected traffic impacts by adding turn lanes and/or installing traffic signals (refer to Subsection 2.2, Transportation/Traffic). These intersections are located along SR 76 and Old Highway 395 and include: SR 76 and Old Highway 395 and I-15 ramps, as well as Old Highway 395 and Pala Mesa Drive, Reche Road, and Stewart Canyon Road/Canonita Drive. Because potential secondary impacts associated with these off-site mitigation areas are discussed in a number of the environmental analyses in this EIR, they are introduced here for the reader's ease of reference. Figures 1-37a through 37e depict the proposed mitigation locales.

1.1.4 Technical, Economic, and Environmental Characteristics

The economic characteristics of the Project include responsibilities for land acquisition/dedication, construction and maintenance of the Project elements, and the mitigation of Project-related impacts, to the extent that economic responsibilities have been determined. The Project is unable to carry the entire economic burden for public facilities that would be provided by the Project and would also benefit others. Shared implementation responsibility (e.g., for potential roadway upgrades) is anticipated. Cost sharing for the construction of public facilities that benefit the Project and others is subject to negotiation as part of the ongoing project review and approval process.

Measures are proposed that are both standard construction operating measures, as well as specific Project design measures to minimize potential long-term adverse effects associated with the Project. These environmental design considerations are listed on Table 1-13, Additional Environmental Design Considerations, and are included in Chapter 8.0. Topics for which environmental design measures are proposed as part of the project description are listed on Table 1-13 in the order they are discussed in this EIR.

1.1.5 Background Information

On December 31, 1974, the County Board of Supervisors adopted the *Fallbrook Community Plan* (Community Plan) GPA 74-02. The Community Plan designated an area east of I-15, including the southern 241 acres of the Project site, as a specific planning area with an overall density of 2.75 DU/ac

(*Specific Planning Area 2.75*). The property was subsequently rezoned from "M-52" Industrial to "S-88" Specific Plan.

To facilitate development on the Project site, the *Sycamore Springs Specific Plan* (SP-81-01) was prepared. As noted above, the plan, approved in February 1981 along with a certified EIR, proposed a planned residential development with 1,152 mobile home units on rented spaces, an 18-hole golf course, and a commercial center on 442 acres. Much of the Sycamore Springs property subsequently was acquired by Hewlett-Packard, which processed and received a Specific Plan for the property containing a 2.5-million-s.f. research and development/manufacturing facility, a 10.5-acre commercial center, a 150-unit townhouse project, and a 336-unit mobile home park on approximately 323 acres. *The Hewlett-Packard Campus Park Specific Plan* (SP-83-01) for that proposed development was approved and the project EIR was certified in 1983. Although some infrastructure was installed in anticipation of project development, the project was never constructed.

The County Board of Supervisors approved the *Interstate-15/Highway 76 Interchange Master Specific Plan* (MSP) on June 1, 1988 to implement the *I-15 Corridor Subregional Plan* in the Campus Park area. The planning area encompassed approximately 1,178 acres within the four quadrants of the interchange, including the Hewlett-Packard Campus Park Specific Plan site. The County anticipated that the planning area would become a logical node for future development because of its location at the intersection of an interstate freeway and a state highway. The MSP recommended that a final land use plan not be adopted until further studies identified the needs of the area and the appropriate methods to address those needs. As a result, the Regional Land Use Element of the County General Plan was changed to designate the entire MSP area as a *Special Study Area* (SSA) to ensure completion of the recommended studies. The MSP provides for each property to be developed through individual specific plans consistent with the detailed studies. The requirements of the MSP would be met upon adoption of the Proposed Project for the parcels covered within Project boundaries as studies related to phasing, facilities financing, and traffic have been completed and design guidelines and park/open space trails planning have been developed as part of the Project Specific Plan and the Proposed Project would therefore be in conformance with the MSP.

The current proposed amendment to the Hewlett-Packard Campus Park Specific Plan resulted in part from a change in land ownership. It is proposed that the Hewlett-Packard plan be amended in order to include the 176-acre property immediately adjacent to the northern site boundary as well as to modify land uses and zoning categories within portions of the Specific plan not being addressed by the abutting Palomar College Campus or Campus Park West. The Campus Park Specific Plan and General Plan Amendment Report (DDS/GA 2009) was prepared to address the current 416.1-acre Campus Park Specific Plan project. (As noted above, remaining areas of the original Hewlett-Packard Campus Park Specific Plan area are currently under separate ownership and are being addressed as separate projects [Campus Park West and Palomar College].)

On July 17, 2003, the County of San Diego Department of Planning and Land Use (DPLU) determined, in accordance with Board Policy I-63, General Plan and Zoning Guidelines, that the application for the current GPA Authorization, PAA-03-010, was complete. On July 23, 2004, the County Planning Commission granted a Resource Protection Ordinance (RPO) exemption for parcels addressed under the Hewlett-Packard Specific Plan (including the Campus Park development) because it met the conditions of Article V.2 of the RPO, which exempts all or any portion of a Specific Plan Area that has at least one Tentative Map or Tentative Parcel Map approved prior to August 10, 1988.

1.2 Project Objectives

The overall objective of the Project is to provide a mixed-use planned community with a strong sense of presence and identity. Specific objectives include:

- Create a walkable and public transportation-friendly community with on-site work, live, shop, and play opportunities.
- Design and develop common areas to establish a Project theme.
- Provide a variety of lot sizes and high-quality housing types, including single-family and multi-family homes, to accommodate forecasted population increase.
- Provide convenient, community-serving commercial uses within a Town Center.
- Provide public services, roadways, and utilities infrastructure to support the Proposed Project in a timely and efficient manner that is concurrent with need.
- Provide for a variety of recreational uses, including parks and a comprehensive network of regional and local trails to link the office professional area, Town Center, residential areas, parks, and nature trails.

1.3 Intended Uses of the EIR

This subsequent EIR, prepared pursuant to CEQA Guidelines Sections 15160 through 15170, is an informational document designed to: (1) inform public agency decision-makers and the public generally of the potential for significant environmental impacts as a result of Project implementation; (2) identify mitigation measures that would reduce Project impacts (in most instances, to less than significant levels); and (3) describe reasonable alternatives that would reduce or avoid potentially significant impacts. The decision-makers will consider the information in this subsequent project-level EIR, before taking action on the Project.

The County of San Diego is the lead agency for the Proposed Project under CEQA. For each significant impact identified in the EIR, the lead agency must make findings, and if appropriate, prepare a statement of overriding considerations if mitigation presented does not reduce impacts to below a level of significance. Responsible agencies, identified in the following matrix, will use this EIR in their discretionary approval processes.

1.3.1 Matrix of Project Approvals and Permits

This environmental analysis has been prepared to support the discretionary actions and approvals necessary for implementation of the Project. The Proposed Project would require the following approvals and permits as noted in the following matrix:

Discretionary Approval/Permit	Approving Agency
General Plan Amendment Specific Plan Amendment Fallbrook Community Plan Amendment Zone Reclassifications Tentative Map "B" Special Area Designator Site Plan "V" Setback Site Plan Grading Permit(s) Right-of-way Permit Final Mapping Improvement Plans Exception for Placement of Trees in Roadway ROW Modification to road standards (driveway spacing and corner sight distance) Project Fire Protection Plan	County of San Diego
4(d) Habitat Loss Permit	County of San Diego U.S. Fish and Wildlife Service California Department of Fish and Game
State Highway Encroachment Permit	California Department of Transportation
National Pollution Discharge Elimination System Permit General Construction Stormwater Permit Waste Discharge Requirements Permit Section 401 Water Quality Certification	San Diego Regional Water Quality Control Board
Section 1602 Streambed Alteration Agreement	California Department of Fish and Game
Section 404 Permit – Dredge and Fill	U.S. Army Corps of Engineers
Section 7 Consultation or Section 10a Permit– Incidental Take	U.S. Fish and Wildlife Service
Water District Authorization Sewer District Authorization	Rainbow Municipal Water District
School District Authorization	Fallbrook Union Elementary School District Fallbrook Union High School District Bonsall Unified School District

1.3.2 List of Related Environmental Review and Consultation Requirements

It would be necessary to consult with adjacent property owners wherever rights-of-way must be acquired and where temporary easements would be needed to finish construction. For the proposed improvements adjacent to SR 76 and improvements at I-15 interchanges, it would be necessary to consult with Caltrans. Consultation with various utility companies may be required to locate existing utilities in roadways and make arrangements for relocation or replacement. In addition, consultation would be required with the wildlife agencies (United States Fish and Wildlife Service [USFWS] and California Department of Fish and Game [CDFG]) with regard to sensitive species and associated habitats, and with the permitting/certification agencies (United States Army Corps of Engineers [Corps], CDFG and Regional Water Quality Control Board [RWQCB]) with regard to jurisdictional waters. In addition, as noted on the matrix above, in addition to the "will serve" letters located in Appendix I of this EIR, coordination is ongoing with water/sewer utilities and appropriate school districts.

Pursuant to California Government Code 65352.3, Native American consultation was initiated in 2005. The Native American Heritage Commission (NAHC) was contacted, as were a number of Native

American individuals/bands/organizations potentially knowledgeable regarding cultural resources in the area. Representatives of the Cupa Cultural Center; La Jolla Band of Luiseño Indians; and the Pala, Pauma/Yuima, Pechanga, Rincon, San Luis Rey, Soboba, and Twenty-Nine Palms Bands of Mission Indians were contacted. Consultation in 2009 included a January 26 meeting at County offices, and a field visit on March 6 with Native American participation. The reader is referred to Chapter 7.0 of this EIR for a complete list of contacts and to Chapter 3.4, Cultural Resources, for details of the Native American consultation.

1.4 Environmental Setting

1.4.1 Project Vicinity Characteristics

The Project site is located in a valley generally referred to as the I-15 corridor. The area surrounding the site is topographically varied. Monserate Mountain and its foothills border the Project site on the north and northeast. Some of this area, including the area immediately adjacent to the northern and northeastern property boundary, is located within a resource conservation area owned and managed by the Fallbrook Land Conservancy. The highest point in the Monserate Mountain range is 1,567 feet above mean sea level (amsl). Neighboring peaks in this range step downward to the south, with the lowest peak reaching a height of 814 feet amsl. Rosemary's Mountain, a large rocky peak east of the southern boundary of the Project site (just north of the San Luis Rey River and SR 76), reaches a height of 992 feet amsl. Citrus and avocado groves and passive agriculture are the main land uses east of the Project site (between the property boundary and Monserate Mountain), and there are scattered large-lot single-family residences. Numerous single-family homes and some nursery facilities are located among the hills north of the project site.

Lancaster Mountain and an open space corridor exist south of the Project site, associated with the San Luis Rey River. The San Luis Rey River trends from the east toward the west within one-quarter mile of the southern boundary of the Project site. The river is identified as a Resource Conservation Area in the San Diego County General Plan and includes large patches of riparian woodland vegetation. South of the river is the Lake Rancho Viejo residential subdivision, a master-planned development of approximately 450 single-family homes and associated community amenities that are highly visible from northbound I-15. A new phase of the Lake Rancho Viejo development, including approximately 100 residences, is being constructed between the existing houses and I-15. Farther to the south, the hills rise to 1,485 feet amsl, creating the southeastern boundary of the valley through which I-15 extends.

Another north/south trending series of peaks creates the valley's western boundary (west of the Project site). The highest among these peaks rises to approximately 929 feet amsl. Pala Mesa Resort, a private resort with a golf course, numerous guest rooms, and a restaurant, is located at the bottom of the hills to the west of the highway, directly across I-15 from the Project site. This area also includes housing developments, a hotel/restaurant, and commercial uses near Old Highway 395, and single-family residences on large lots located among the hills, as well as small-scale agricultural facilities (e.g., nurseries, and citrus or avocado groves). Some native vegetation and undeveloped areas are scattered among these hills. The Beck Reservoir, owned by RMWD, and the Engel Family Preserve, owned by Fallbrook Land Conservancy, are also in this area (see Figure 1-2).

A number of public service facilities (parks, fire, police, and schools) are located in the Project vicinity. There are currently four local parks and five open space/preserve areas within 10 miles of the Project site. Refer to Subchapter 4.1, Section 4.1.5, Land Use and Planning, for details on existing parks and open space areas in the vicinity of the Project site. The North County Fire Protection District (NCFPD), which is comprised of the Rainbow Volunteer Fire District and Fallbrook Fire Department, provides fire protection services to the areas of Fallbrook, Bonsall, and Rainbow within San Diego County. The

NCFPD would provide fire protection services to the proposed Campus Park development in association with the California Department of Forestry and Fire Protection (CalFire). A fire station is located west of the Project site at Old Highway 395 and Pala Mesa Drive. Refer to Section 4.1.6, Utilities and Service Systems/Public Services, for further details.

The San Diego County Sheriff's Department operates a substation at 388 East Alvarado Street in Fallbrook, which is approximately 10 miles northwest of the Project site. The Sheriff's Department provides generalized patrol services as well as all necessary law enforcement investigative services in the unincorporated (non-city) areas of the County, within which the Project site is located. Refer to Section 4.1.6, Utilities and Service Systems/Public Services, for further details. There are a number of schools, both public and private, for grades kindergarten through 12 in the vicinity of the Project site, and a new elementary school could be constructed in the Meadowood Specific Plan Area immediately east of the Project site. Refer to Section 4.1.6 for further details regarding the location and type of each school.

1.4.2 Site Characteristics

The central and southern area of the Project site is relatively flat, with pasture covering most of the central area and southern riparian forest covering much of the southern portion of the site. Other habitats found south of Pala Mesa Heights Drive include southern willow scrub, freshwater marsh, oak woodland, coyote brush scrub, Diegan coastal sage scrub (including disturbed habitat), non-native grassland, and pasture. In the northern area of the site, the land slopes up to the north, with drainages trending to the northeast. This northern area is covered primarily with coastal sage scrub (including disturbed) habitat but also has areas of non-native grassland, oak woodland, and rock outcroppings. On-site elevations range from approximately 260 feet amsl in the southernmost area of the site to 850 feet amsl in the northeast corner of the property.

The majority of the Project site is currently being used for non-commercial grazing. Historically, the flatter portion of the site was used for farming, and containment and drainage channels were constructed to allow for irrigation and cultivation of crops. When I-15 and SR 76 were constructed, drainage from the property into San Luis Rey River was restricted. Horse Ranch Creek, which is currently located along the Project's western boundary adjacent the southern open space preserve, was altered during the construction of Old Highway 395 and SR 76. More recently, the creek was realigned farther to the east to accommodate construction of I-15.

The southern extension of Pankey Road, which intersects with SR 76, trends through the southwestern most portion of the Campus Park property. Several dirt roads cross the site, including Pala Mesa Heights Drive, which bisects the northern and southern portions of the Project site. This private road provides access to properties east of the Project site and Rice Canyon.

1.4.3 Surrounding Land Use Designations

According to the Community Plan, General Plan land use designations surrounding the Project site, with the exception of I-15, are similar to uses generally associated with more rural areas having very low population and use densities. Specifically, the Project site is bordered on the north and east by land designated as *Multiple Rural Use and Specific Plan Area.*

The *Multiple Rural Use* category applies generally to remote areas having broad expanses of rural land with low population densities overall and the absence of services. Areas categorized for *Multiple Rural Use* are not intended for development unless carefully reviewed to ensure that: (1) there would be no significant environmental impacts or erosion/fire problems, and (2) no urban levels of service would be necessary. The *Specific Plan Area* designation implies that a specific plan has been or must be adopted

prior to development, typically because of unique environmental/land use constraints requiring special controls. The area east of the Proposed Project carrying this designation includes the Meadowood site, currently proposed for development.

The northwestern area of the Project site is bordered by Pankey Road and I-15 (*Public/Semi-public Lands*). The *Public/Semi-public Lands* designation generally indicates lands owned by public agencies, including public park areas or ROW. The southern portion is bordered on the west by undeveloped land (*Specific Plan Area*). Within this area is the planned Palomar College campus and possible future development within Campus Park West. West of I-15, land use designations include those associated with residential development as well as area necessitating the development of a specific plan (*Specific Plan Area*).

To the south of the Project site is SR 76 (*Public/Semi-public Lands*) and area designated for specific planning (*Specific Plan Area*). The area to the southeast is designated *Impact Sensitive*. *Impact Sensitive* lands refer to those parcels considered unsuitable for development due to public safety concerns and environmental sensitivity concerns.

The reader is also referred to Section 4.1.5, Land Use and Planning, in Subchapter 4.1 for additional discussion of surrounding land uses.

1.5 Inconsistency with Applicable Regional and General Plans

A number of plans, regulations, and ordinances apply to this development and were considered during the Project Applicant's preparation of the SPA and GPA. In particular, the County General Plan, Fallbrook Community Plan (including the *Interstate 15/Highway 76 Interchange MSP*), and Fallbrook Design Guidelines were reviewed for all applicable designations, goals, policies, and conditions. Other plans and regulations also were reviewed, including the County Zoning Ordinance, County Subdivision Ordinance, RWQCB's San Diego Basin Plan, federal Clean Water Act, National Pollution Discharge Elimination System (NPDES), San Diego Municipal Storm Water Permit, Regional Air Quality Strategy (RAQS) and State Implementation Plan (SIP), Natural Communities Conservation Program (NCCP), County LPC, and Congestion Management Plan (CMP). The Project's compliance or non-compliance with these plans and ordinances is evaluated throughout the EIR, with discussion in Chapters 2.0, 3.0, and 4.0.

In summary, the Proposed Project is consistent with the above-named plans and ordinances, with the exception of a few policies of the General Plan and Fallbrook Community Plan, County Zoning Ordinance, and *Interstate 15/Highway 76 Interchange MSP* (see detailed discussions in Subchapter 4.1, Section 4.1.5, Land Use and Planning, of this EIR). The Project Applicant is proposing a SPA/GPA that, when approved, would result in project compliance with the amended General Plan and Fallbrook Community Plan. Similarly, approval of the rezone would result in Project compliance with the County Zoning Ordinance.

As addressed in Section 1.1.5, Background Information, above, the Proposed Project is exempt from RPO regulations.

1.6 List of Past, Present, and Reasonably Anticipated Future Projects in the Project Area

The State CEQA Guidelines (Section 15355) state that a cumulative impact is "the change in the environment which results from the incremental impact of the project when added to other closely related past, present and reasonably foreseeable probable future projects." Sections 15065 and 15130 of the CEQA Guidelines require that an EIR address cumulative impacts of a project when the project's incremental effects would be cumulatively considerable; i.e., the incremental effects of the project would

be "considerable when viewed in connection with the effects of past projects, the effects of other current projects and the effects of probable future projects." Table 1-14, Cumulative Projects in the Vicinity of Campus Park, provides a list of cumulative projects within the vicinity of the Proposed Project. Figure 1-38, Cumulative Projects, shows the general location of the projects listed in Table 1-14.

A total of 167 projects in the vicinity of the Proposed Project was considered for the analysis of cumulative impacts. The list of projects was obtained from contacts with DPLU and review of the most current San Diego Geographic Information Systems (SANGIS) database. The list consists of projects that are pending or recently approved within the County. All 167 cumulative projects combined, including Campus Park, Meadowood Campus Park West, and Palomar College (Figure 1-39, Palomar College Conceptual Site Plan) would result in the addition of approximately 5,097 housing units to the Project site vicinity.

Each individual technical subject area within Chapters 2.0 through 4.0 analyzes cumulative impacts of the Project in relation to those projects that could potentially combine with the Project to result in cumulatively considerable impacts. Table 1-15, Summary of Environmental Impacts of Related Projects, summarizes the environmental impacts of the identified projects based on research of applicable environmental documents at County offices.

As noted in individual sections, the study area and the potential resources impacted by cumulative projects may vary by resource topic due to similarity of evaluated resources, importance of the impact, etc. A description of the cumulative projects study area relevant to each specific resource topic is identified within each subchapter.

1.7 Growth-inducing Impacts

As stated in State CEQA Guidelines Section 15126.2(d), whether or not a project may be growth inducing must be discussed in an EIR. The question to be asked is whether or not a "project would foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment." Included are projects that would remove obstacles to population growth. Examples of these types of actions are cited—including: (1) a "major expansion of a waste water treatment plant," that would thereby allow for more construction in service areas covered by the plant; and (2) actions that could encourage and facilitate "other activities" that could significantly affect the environment.

Typically, the latter issue involves the potential for a project to induce further growth by the expansion or extension of existing services, utilities, or infrastructure. The CEQA Guidelines further state that "[i]t must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment" (Section 15126.2[d]).

This EIR therefore evaluates the Project's influence on growth in the Fallbrook area as a result of an increase in residential density and potential jobs through general plan/specific plan amendments and rezone applications, modifications and improvements to the circulation system, and extension of utility lines.

As described above, the Proposed Project would involve construction of 521 single-family homes and 555 multi-family homes on 159.2 acres, 157,000 s.f. of office professional on 11.5 acres, 61,200 s.f. of commercial on 8.1 acres, 3.4 acres of parks, an 8.5-acre active sports park, 173.2 to 175.8 acres of open space preserve, 22.7 acres of HOA open space (e.g., open space for fuel modification, manufactured slopes), and a 2.4-acre detention basin, as well as (under Wastewater Management Option 2 only) a 2.6-acre wet-weather water storage pond. In addition, the Project would include construction of a north-south roadway through the site (Horse Ranch Creek Road), 4 residential collector street (Baltimore Oriole Road, Longspur Road, Harvest Glen Road, Pankey Place), and 18 neighborhood streets. Off-site

roadways would include Pala Mesa Drive to the west of the Project site towards the southern project boundary and Horse Ranch Creek Road to the southeast of the Project site. Off-site utility improvements would include new water lines within Pala Mesa Drive, and Pankey Place; pressure reducing stations at the western extent of Pala Mesa Drive and northern extent of Horse Ranch Creek Road; and sewer mains connecting to an existing force main in SR 76 (and, for Wastewater Management Option 2, extending to the proposed treatment plant associated with Meadowood).

Growth Inducement Due to Construction of Housing

As discussed above, the key growth-inducement issue is the potential for a project to foster economic and population growth or the construction of additional housing in the area surrounding the project under review. Implementation of the Proposed Project would not in itself make it more likely that another housing development would be approved.

The addition of Project residents to the Fallbrook area would, however, incrementally increase the demand for goods and services in the Fallbrook community. This increased demand largely would be served by those services within the proposed Town Center and office professional uses of the Project site. Additional services would be provided by those future projects located in the vicinity of the Project site on lands currently zoned for commercial use, and within future planned developments in the area. Because the mix of land uses of the Proposed Project would generally serve the needs of the Project residents, off-site growth-inducing effects would not result from Project implementation.

Growth Inducement Due to Economic Stimulus

The Proposed Project would develop a 1,076-unit residential community consisting of a variety of single- and multi-family housing types. Commercial development on the Project site primarily would serve Project residents, but also would serve neighboring areas and, to a lesser extent, local freeway travelers aware of the commercial uses located in the Town Center. Commercial development on the Project site also would provide some new jobs to Project and area residents. Commercial uses (anticipated to include neighborhood-serving retail shops and services, restaurants, offices, and public uses such as a post office), would be expected to generate approximately 163 jobs.[1] Office professional development (assumed to include administrative and professional services, such as financial and real estate services, medical offices, civic uses, and/or eating establishments) on the Project site would provide approximately 677 new job opportunities.[1]

Together, these uses would generate a total of 840 jobs. In terms of general background data, the 2000 Census indicated that the Fallbrook area (Fallbrook census designated place) had a population of 29,100. The population between the ages of 18 and 65, or roughly, the residents of employable age, totaled 16,820 individuals. During a recent evaluation quarter (December 2007 through February 2008), the three months showed a consistent unemployment rate of approximately 5.8 percent, or 975 individuals when compared to the population of employable age. Employees would therefore be expected to be drawn from on-site residences, abutting proposed residential developments (Meadowood and Campus Park West) in the immediate vicinity of the Project site, as well as qualified individuals already residing in the area (for instance in Fallbrook and at Lake Rancho Viejo).

Based on the mix of business opportunities specified above, positions that would be made available at the Project site are not anticipated to require substantial numbers of uniformly trained technical specialty

[1] The office professional and commercial employees numbers noted in the above discussion were generated based on eight similar office and five similar commercial developments located within San Diego County (San Diego Association of Governments [SANDAG] 1990). Square footage and actual number of employees at each of these facilities were totaled and then divided by eight and five, respectively, for an average number of employees assumed for the Proposed Project.

employees (e.g., as would have been the case when the Project area was proposed to contain the large-scale Hewlett Packard campus). Rather, anticipated employees generally would be comprised of people with a wide variety of skills appropriate to the diverse job categories noted above (e.g., office, food industry, management, safety, medical, and other professional individuals). Because it is expected that Proposed Project jobs could be filled entirely by available unemployed and/or local individuals it is not expected that the Project would result in growth based on economic stimulus.

Despite these expectations, should employees come from farther away, the location of the proposed office professional and Town Center development in proximity to a major transportation corridor, I-15, would provide easy accessibility, minimizing the need to relocate to the Fallbrook area. Given the relatively limited number of jobs anticipated and the ready availability of employees drawn from the Proposed Project residents and other existing area residents, no growth inducement is identified.

Growth Inducement Due to Provision of Public Facilities

The Project would not provide new on-site public service facilities such as schools, police facilities or a fire station as part of Project design. A shortfall of schools is identified in Section 4.1.6; however, identified mitigation consists of payment of fees. Therefore, Campus Park would only support construction required to serve its own students. Similarly, the Project would participate with others in the vicinity to fund a Sheriff's station (potentially on Campus Park West). This contribution would not result in any excess capacity that might remove an obstacle to growth and result in a growth-inducing impact.

The Project would provide public trails and open space. The provision of recreational facilities including six neighborhood parks and HOA recreational facilities is intended primarily to benefit Project residents. An active sports park, and trails staging area on the Project site would serve campus park residents as well as other area residents. The parks and trails are consistent with State and County requirements for parkland to serve the proposed number of homes. Further, surrounding areas proposing development would be required to include recreational facilities or pay fees for the provision of such facilities when they are developed; thereby meeting County park standards and ensuring that these related developments would not be dependent upon the proposed parks and open space offered within the Proposed Project.

Growth Inducement Due to Roadway Improvements

The construction of new roadways/intersections or the improvement of existing intersections could potentially induce growth if that development/improvement provides significantly improved accessibility to undeveloped or underdeveloped sites or removes an obstacle to development by providing greater roadway capacity than is needed to serve existing and cumulative development. As noted elsewhere in this chapter, there are several planned projects immediately adjacent to the Project site (Meadowood, Campus Park West, Palomar College) through which Project-related roadway improvements would extend.

The proposed development would include the construction of Horse Ranch Creek Road, a primary thoroughfare through the Project site that would extend off site from SR 76 northward through the property to a connection with the northern extension of Pankey Road. Construction of Horse Ranch Creek Road would provide an alternate route for north- and southbound travel on the east side of I-15 between SR 76 and Stewart Canyon Road. Because this improved segment would only serve the Proposed Project, as well as already planned abutting projects, growth-inducing effects are not anticipated.

Horse Ranch Creek Road would provide access to the Palomar College site. The college would be responsible for constructing two lanes of Horse Ranch Creek Road. Implementation of the college

development is not dependent on actions by Campus Park—Palomar College has included environmental review of this roadway as part of their proposed project within their CEQA documents. As the construction of Horse Ranch Creek Road by Campus Park would only provide access to Project-related development (or to the College, located between Campus Park and I-15), and would not provide improved accessibility to an undeveloped or underdeveloped site, for which development plans have not already been filed, provision of this road as part of Campus Park would not be growth inducing.

On-site collector roads would provide access to the Campus Park residential PAs. No growth inducement would be anticipated due to the construction of new internal roadways for the Proposed Project because all but two of the internal roadways would serve only the Project site. Harvest Glen Drive and Song Sparrow Drive would stub out at the Project site boundary to provide access to the planned Meadowood project immediately adjacent to the east of the Project site. If Meadowood were approved absent (or before) Campus Park, however, all access routes would be the responsibility of Meadowood. Therefore, the Meadowood development is independent of Campus Park, and the abutting site would be developed regardless of Campus Park approval. No growth inducement effect is identified for internal circulation.

Off-site road construction would include a new extension of Pala Mesa Drive from the current northern terminus of the southern extension of Pankey Road (to be renamed Pala Mesa Drive under the Proposed Project) to the existing bridge over I-15 to the west. The extension of Pala Mesa Drive would primarily serve the Campus Park and Campus Park West developments. Some local drivers may use Pala Mesa Drive to access Highway 395 on the west side of I-15, thereby circumventing the I-15/SR 76 Interchange. This use by local motorists would be relatively minimal, however, given the areas accessed, and would not provide a basis for additional area growth. No growth inducement is identified for the extension of Pala Mesa Drive.

Expansion and realignment of SR 76 between I-15 and Rice Canyon Road, a point 1.3 miles easterly of I-15, to relieve congestion and increase traffic capacity began in the second quarter of 2008. The first phase, between I-15 and the Granite Construction Driveway should be finished in the fourth quarter of 2009. SR 76 improvements overall address current and anticipated traffic needs in the San Diego region, and the Proposed Project has been considered as part of that regional traffic demand. Regardless of Campus Park implementation, the realignment of SR 76 would occur based on regional needs, including traffic generated by the Rosemary Mountain quarry activities as well as planned Pala Casino and Resort expansion, development of a Pauma casino and resort, and final implementation of the Gregory Canyon Landfill. Therefore, the Proposed Project is not identified as growth inducing with regard to the planned SR 76 improvements.

Growth Inducement Due to Extension of Public Utilities

The extension of public water and sewer services into new areas or the increase in capacity of existing facilities is traditionally seen as having the potential to encourage either development of existing, vacant properties adjoining utility improvements, or more intensive use of existing developed lots near these utilities. In the case of the Proposed Project, growth inducement due to Project upgrades is not likely to occur because utilities are already available in the Project area, serving other existing nearby development, or would be growth accommodating. (This area has been slated for development for 25 years via other planning documents [including the Sycamore Springs and Hewlett-Packard facilities EIRs], SANDAG plans and the County General Plan Update.)

An existing water line is located in the northern extension of Pankey Road. The proposed water line in the new Pala Mesa Drive would connect to an existing line that terminates on the east side of the existing Pala Mesa Drive bridge. The new line would extend through the Campus Park West planned development.

An existing 10-inch-diameter gravity sewer line extends along the western Project site boundary and a 12-inch-diameter gravity sewer line extends along the southwestern boundary of the Project site, continuing off site to the south. An existing 12-inch-diameter force main sewer extends to the west of the 12-inch gravity sewer line within the SR 76 roadbed. The Proposed Project would construct numerous on-site gravity sewer lines, including a 10-inch-diameter line within much of Horse Ranch Creek Road that would connect to the Proposed Project sewer lift station. From the proposed sewer lift station, line would extend to the southwest within SR 76, where it would connect to the existing 12-inch-diameter force main in SR 76. The sewer lift station would be designed to serve the Proposed Project, and the Palomar College Campus, as well as pick up the existing line. (The already planned and concurrently developing adjacent developments of Campus Park West and Meadowood are not located within the service boundaries of RMWD.) Alternatively, under Option 2, sewage from 850 EDUs would be routed as described above and any excess sewage would be routed to a water treatment facility proposed by the Meadowood development.[2] Option 2 would require preceding annexation by the Meadowood project into a sewer district. LAFCO will consider a Sphere of Influence (SOI) change and annexation of the Meadowood project into one of three districts: San Luis Rey Municipal Water District (SLRMWD), RMWD, and Valley Center Municipal Water District (VCMWD).

Specifically with regard to sewage treatment facilities, RMWD currently is not planning to expand any service capability. The Proposed Project would therefore purchase existing EDUs as they are relinquished by current holders no longer needing them and as they become available. Alternatively, under Option 2, the extension of MWD boundaries and SOI determination by LAFCO would address currently unserved areas, but would not have a growth inducing impact because the areas being considered for service are those which have been historically planned for growth, as described above. Moreover, the development of the Proposed Project and surrounding area are also forecasted, in various forms, under the proposed General Plan Update. The Campus Park Project is therefore not growth inducing with regard to the issue of utilities expansion.

Growth Inducement Due to Land Use Policy Changes

To develop the Proposed Project, amendments to several land use policies would be necessary. Such amendments include elements of the Project's existing Specific Plan, County General Plan, Fallbrook Community Plan, and Zoning Ordinance. In terms of CEQA analysis, changes to land use policies may be interpreted as inducing growth if the effect of those policy changes extends beyond the specific project or creates a precedent that could ultimately induce growth. While the Proposed Project includes residential development at a greater intensity than the existing General Plan, it is generally consistent with land use changes envisioned in the Draft Land Use Map of the proposed General Plan Update. Furthermore, the Proposed Project is located in an area envisioned to support addition development as identified by the SANDAG Smart Growth Concept Map, the I-15 Corridor Subregional Plan, and the I-15/Highway 76 Master Specific Plan.

The proposed amendments would not set a precedent for change due to the unique nature of site-specific development. Specifically, development of the Proposed Project pursuant to County requirements must occur under a Specific Plan. As a previous Specific Plan has been adopted for most of this site, and as all planning-related documents refer to the Project site under the Specific Plan, any changes to that Specific Plan would require an amendment to the existing Specific Plan and the General Plan. Amendments to these existing planning documents would not induce growth in the area as all surrounding areas are either unavailable for development or have planned developments; areas to the north and northeast of the site

[2] If Option 2 is selected, upgrades to the proposed Meadowood facility would be required to accommodate sewage from Campus Park.

are open space preserves, areas to the west are developed or have planned developments (I-15, Palomar College, Campus Park West), the area to the east has planned development (Meadowood), and the area to the south primarily has existing development (Lake Rancho Viejo).

With regard to changes to the Zoning Ordinance, similar changes pursued by other property owners in the Project area also would be subject to review of the merits and details of an individual project regarding whether approval of a policy change should occur. This means that if a project with a requested policy change similar to that of the Proposed Project were to be submitted to the County, approval of that project request would depend upon the details of that project and whether such project would merit approval of an amendment to such land use policy (or policies). Precedence does not typically apply. The northern area of the Project site is zoned A70 - Limited Agriculture. Rezoning the area to allow for proposed uses (primarily single-family residential) would not induce adjacent growth as the area to the north and east are undevelopable open space preserves. The remainder of the Project site is zoned S90 - Holding Area. Rezoning this area to allow for the Proposed Project would not encourage rezoning in surrounding areas as there is already planned development on adjacent properties. Furthermore, this is not a change in zoning, as much as a "clarification." The previous zones had been supplemented by residential zones and a zone designating the need for detail. This Project provides that detail. Therefore, proposed changes to the General Plan, Specific Plan and Zoning Ordinance by the Proposed Project would not induce growth.

Table 1-1
PROPOSED LAND USES

Planning Area	Land Use	Area Gross [Net] (Acres)	Dwelling Units	Pad Size/ Building Area (s.f.)	Density (DU per Gross Acre)
R-1	Single-family Residential	23.4	136	4,000	5.8
R-2	Single-family Residential	14.7	75	4,500	5.1
R-3	Single-family Residential	16.4	64	5,000	3.9
R-4	Single-family Residential	31.8	122	4,500	3.8
R-5	Single-family Residential	27.2	124	5,000	4.6
	Total Single-family	**113.5**	**521**	-	-
MF-1	Multi-family Residential	10.8 [9.5]	192	-	17.8
MF-2	Multi-family Residential	5.3 [4.2]	66	-	12.5
MF-3	Multi-family Residential	19.0 [16.9]	189	-	9.9
MF-4	Multi-family Residential	10.3 [9.3]	108	-	10.5
	Total Multi-family	**45.4 [39.9]**	**555**	**-**	**-**
	TOTAL RESIDENTIAL	**159.2**	**1,076**	-	**-**
TC-1	Town Center	8.1 [6.7]	-	61,200	
	TOTAL COMMERCIAL	**8.1 [6.7]**	**-**	**61,200**	-
PO-1	Professional Office	2.7 [2.6]	-	40,000	-
PO-2	Professional Office	8.8 [7.4]		117,000	
	TOTAL OFFICE PROFESSIONAL	**11.5 [10.0]**	-	**157,000**	-
P-1	Park (HOA)	0.3	-	-	-
P-2	Park (HOA)	0.5			
P-3	Park (HOA)	1.2			
P-4	Trail Staging Area	0.6			
P-5	Park (HOA)	0.2			
P-6	Park (HOA)	0.3			
P-7	Park (HOA)	0.3			
P-8	Park (HOA)	0.3			
SC-1	Sports Complex	8.5			
	TOTAL PARKS	**12.2**	-	-	**-**
OS-1	Open Space Preserve	1.1	-	-	-
OS-2	Open Space Preserve	81.0			
OS-3	Open Space Preserve	93.7			
OS-4	Open Space	0.5			
OS-5	Detention Basin	2.4			
OS-6	Open Space	3.1			
OS-7	Open Space	19.1			
OS-8	Detention Basin	2.6			
	Total Open Space Preserve	**175.8**	**-**	**-**	**-**
	Total Open Space	**27.7**	**-**	**-**	**-**
	TOTAL OPEN SPACE	**203.5**	-	-	-
I-1	Institutional (Sewer Pump Station)	0.2	-	-	-
	TOTAL INSTITUTIONAL	**0.2**	-	-	-
	Major Circulation Roads	**21.7**	**-**	**-**	**-**
	GRAND TOTAL	**416.1**	**1,076**	-	-

Table 1-2
SUMMARY OF PROPOSED ROADWAY WIDTHS

Proposed Road	Pavement Width (feet)	ROW Width (feet)
OFF-SITE ROADWAYS		
SR 76 (Pala Road)	64	84
Pala Mesa Drive (I-15 bridge to Project site)	40	60
Pankey Road (north)	32	varies
Horse Ranch Creek Road (Project site to SR 76)	78	106
ON-SITE ROADWAYS		
Community Promenade		
Horse Ranch Creek Road	78	106
Village Promenades		
Baltimore Oriole Road Longspur Road Harvest Glen Road Pankey Place	40	60
Pala Mesa Drive (existing Pankey Road south)	64	84
Residential Streets		
Frigate Bird Road Grey Goose Lane Jaeger Street Spotted Sandpiper Street (Frigatebird Road to Grey Goose Lane) Belted Kingfisher Road (Baltimore Oriole Road to Whistling Swan Way) Song Sparrow Drive (Baltimore Oriole Road to near property boundary) Whistling Swan Way Ruffled Grouse Road Snowy Egret Lane Night Owl Street	40	60
Belted Kingfisher Road (Whistling Swan Way to northern end) Ringlet Court Spotted Sandpiper Street (between Grey Goose Lane and southern end) Dusky Wing Lane Birdwatcher Court Ponyfoot Court Phalarope Street Caracara Court Ostrich Way Falcon View Way	36	56
Song Sparrow Drive (north of Baltimore Oriole Road)	32	52
Song Sparrow Drive (near property boundary)	28	60

Table 1-3
NATURE/NATURALIZING LANDSCAPE ZONE
ACCEPTABLE PLANT SPECIES

Botanical Name	Common Name
Primary Tree (randomly spaced as single specimens or in clusters of no more than five)	
Quercus agrifolia	Coast Live Oak
Accent Tree (only at creek and/or channel crossings)	
Platanus racemosa	California Sycamore
Brush Management Zones 2 and 3: Slope/Erosion Control Tree	
Geijera parviflora	Australian Willow
Metrosideros exelsus (un-cut leader)	New Zealand Christmas Tree
Quercus agrifolia (un-cut leader)	Coast Live Oak
Brush Management Zone 1: Shrubs, Groundcover, and Vines	
Carex pansa	California Meadow Sedge
Ceanothus 'Centernial'	Centernial Ceanothus
Ceanothus 'Joyce Coulter'	Wild Lilac
Ceanothus gloriosus 'Anchor Bay'	Anchor Bay Wild Lilac
Ceanothus gloriosus 'Point Reyes'	No Common Name
Ceanothus griseus horizontalis 'Yankee Point'	Carmel Creeper
Cotoneaster dammeri 'Lowfast'	Bearberry Cotoneaster
Epilobium californicum	California Fuchsia
Brush Management Zones 2 and 3: Shrubs and Groundcover	
Carex buchananii	Red Clump Grass
Carex pansa	California Meadow Sedge
Ceanothus 'Centernial'	Centernial Ceanothus
Ceanothus 'Joyce Coulter'	Wild Lilac
Ceanothus gloriosus 'Anchor Bay'	Anchor Bay Wild Lilac
Ceanothus gloriosus 'Point Reyes'	No Common Name
Ceanothus griseus horizontalis 'Yankee Point'	Carmel Creeper
Chlorogalum parviflorum	Smallflower Soap Plant
Cotoneaster dammeri 'Lowfast'	Bearberry Cotoneaster
Epilobium californicum	California Fuchsia
Helianthemum scoprium	Sun Rose
Pennisetum spatheolatum	Rye Puffs

Table 1-3 (cont.)
NATURE/NATURALIZING LANDSCAPE ZONE
ACCEPTABLE PLANT SPECIES

Botanical Name	Common Name
Cactus and Succulents (applicable to all zones)	
Agave attenuata	No common name
Agave shawii	Coastal Agave
Dudleya britonii	Britton's Chalk Dudleya
Dudleya pulverulnta	Chalk Dudleya
Yucca schidigera	Mohave Yucca
Yucca whipplei	Foothill Yucca
Brush Management Zone Hydroseed Mix 'A' (applicable to all zones)	
Baileya multiradiata	Desert Marigold
Eriophyllum confertiflorum	Golden Yarrow
Gilia tricolor	Bird's Eye
Lasthenia californica	Dwarf Goldfields
Layia platyglossa	Tiny Tips
Lotus scoparius scoparius	Deerweed
Mimulus aurantiacus puniceus	Sticky Monkey Flower
Nassella pulchra	Purple Needle Grass
Nemophila menziesii	Baby Blue Eyes
Phacelia campanularia	California Blue Bells
Verbena tenuisecta	Moss Verbena
Vulpia microstachys	Small Fescue
Hydroseed Mix 'B' (within developed areas, not within preserve open space and brush management zones)	
Baileya multiradiata	Desert Marigold
Camissonia cheiranthifolia	Beach Evening Primrose
Eschscholzia maritima	Coastal California Poppy
Gazania splendens	Gazania
Gilia tricolor	Bird's Eye
Lasthenia californica	Dwarf Goldfields
Layia platyglossa	Tiny Tips
Nemophila menziesii	Baby Blue Eyes
Oenothera speciosa	Showy Evening Primrose
Phacelia campanularia	California Blue Bells
Verbena tenuisecta	Moss Verbena

Table 1-4
RIPARIAN TRANSITION ZONE
ACCEPTABLE PLANT SPECIES

Botanical Name	Common Name
Trees	
Alnus rhombifolia	White Alder
Laurus nobilis	Sweet Bay
Platanus racemosa	California Sycamore
Populus fremontii	Western Cottonwood
Quercus agrifolia	Coast Live Oak
Salix sp.	Willow
Sambucus mexicana	Blue Elderberry
Shrubs and Groundcovers	
Carex buchananii	Red Clump Grass
Carex pansa	California Meadow Sedge
Ceanothus 'Centernial'	Centernial Ceanothus
Ceanothus 'Joyce Coulter'	Wild Lilac
Ceanothus gloriosus 'Anchor Bay'	Anchor Bay Wild Lilac
Ceanothus gloriosus 'Point Reyes'	No Common Name
Ceanothus griseus horizontalis 'Yankee Point'	Carmel Creeper
Chlorogalum parviflorum	Smallflower Soap Plant
Cotoneaster dammeri 'Lowfast'	Bearberry Cotoneaster
Epilobium californicum	California Fuchsia
Helianthemum scoprium	Sun Rose
Pennisetum spatheolatum	Rye Puffs
Hydroseed Mix 'A'	
Baileya multiradiata	Desert Marigold
Eriophyllum confertiflorum	Golden Yarrow
Gilia tricolor	Bird's Eye
Lasthenia californica	Dwarf Goldfields
Layia platyglossa	Tiny Tips
Lotus scoparius	Deerweed
Mimulus aurantiacus puniceus	Sticky Monkey Flower
Nassella pulchra	Purple Needle Grass
Nemophila menziesii	Baby Blue Eyes
Phacelia campanularia	California Blue Bells
Verbena tenuisecta	Moss Verbena
Vulpia microstachys	Small Fescue

Table 1-5
PALA ROAD (SR 76) LANDSCAPE ZONE
ACCEPTABLE PLANT SPECIES

Botanical Name	Common Name
Primary Street Tree (single row, 50 feet on center)	
Quercus agrifolia (un-cut leader)	Coast Live Oak
Accent Tree (to be used in limited amounts at primary intersections and Project boundaries, and not within brush management zones)	
Platanus racemosa	California Sycamore
Orchard Tree (double row, 20 feet on center; grove concept – to be used as alternative to Primary Street Tree, subject to Fire Marshal approval)	
Citrus paradisi	Grapefruit
Parkway/Slope Planting	
Nassella pulchera	Nodding Needlegrass
Lessingia filaginifolia	California Aster
Malosma laurina	Laurel Sumac
Santolina virens	Santonina
Sisyrinchium bellum	Blue-eyed Grass
Hemizonia fasciculate	Tarplant
Hetermoles arbutifolia	Toyon
Calochortus weedii	Gazania Daisy
Lantana montevidensis	Weed Mariposa
Ceanothus spp.	Wild Lilac

Table 1-6
COMMUNITY ENTRY ROAD LANDSCAPE
ACCEPTABLE PLANT SPECIES
(HORSE RANCH CREEK ROAD AND PALA MESA DRIVE)

Botanical Name	Common Name
Primary Street Trees	
Calodendron capensus (accent areas)	Cape Chestnut
Koelreutaria panniculata (accent areas)	Chinese Flame Tree
Laurus nobilis	Sweet Bay
Olea europea 'Wilsoni'	Fruitless Olive Tree
Pistachia chinensis (accent areas)	Chinese pistachio
Platanus racemosa	California Sycamore
Quercus agrifolia (un-cut leader)	Coast Live Oak
Slope and Erosion Control Trees (randomly spaced as single specimens or in clusters of no more than three)	
Geijera parviflora	Australian Willow
Metrosideros exelsus (un-cut leader)	New Zealand Christmas Tree
Olea europea 'Wilsoni'	Fruitless Olive Tree
Quercus agrifolia (un-cut leader)	Coast Live Oak
Rhus lancea	African Sumac
Parkway and Slope Shrubs and Groundcovers (where adjacent to preserve open space and brush management zones)	
Carex buchananii	Red Clump Grass
Ceanothus 'Centernial'	Centernial Ceanothus
Ceanothus 'Joyce Coulter'	Wild Lilac
Ceanothus gloriosus 'Anchor Bay'	Anchor Bay Wild Lilac
Ceanothus gloriosus 'Point Reyes'	No Common Name
Ceanothus griseus horizontalis 'Yankee Point'	Carmel Creeper
Chlorogalum parviflorum	Smallflower Soap Plant
Cotoneaster dammeri 'Lowfast'	Bearberry Cotoneaster
Epilobium californicum	California Fuchsia
Helianthemum scoprium	Sun Rose
Pennisetum spatheolatum	Rye Puffs
Parkway and Slope Shrubs and Groundcovers (within developed areas, outside of the preserve and brush management zones)	
Agapanthus 'Rancho White'	White Lily-of-the-Nile
Carex buchananii	Red Clump Grass
Carex pansa	California Meadow Sedge
Ceanothus 'Centernial'	Centernial Ceanothus
Ceanothus 'Joyce Coulter'	Wild Lilac
Ceanothus gloriosus 'Anchor Bay'	Anchor Bay Wild Lilac
Ceanothus gloriosus 'Point Reyes'	No Common Name
Ceanothus griseus horizontalis 'Yankee Point'	Carmel Creeper
Cistus x 'Sunset'	Brillancy Rock Rose
Cotoneaster dammeri 'Lowfast'	Bearberry Cotoneaster
Echium fastuosum	Pride of Madeira
Heteromeles arbutifolia	Toyon
Lavandula angustifolia 'Compacta'	Dwarf English Lavender

Table 1-6 (cont.)
COMMUNITY ENTRY ROAD LANDSCAPE
ACCEPTABLE PLANT SPECIES
(HORSE RANCH CREEK ROAD AND PANKEY ROAD)

Botanical Name	Common Name
Parkway and Slope Shrubs and Groundcovers (cont.)	
Marathon 2e	Dwarf Tall Fescue
Myoporum 'Pacificum'	No Common Name
Myoporum parvifolium 'Putah Creek'	No Common Name
Phormium tenax	New Zealand Flax
Rhaphiolepis indica	India Hawthorn
Verbena x 'Luxena'	Light Blue Babylon Verbena
Cactus and Succulents (applicable to all areas)	
Agave attenuata	No Common Name
Agave shawii	Coastal Agave
Dudleya britonii	Britton's Chalk Dudleya
Dudleya pulverulnta	Chalk Dudleya
Yucca schidigera	Mohave Yucca
Yucca whipplei	Foothill Yucca
Hydroseed Mix 'A' (where adjacent to preserve open space and brush management zones)	
Baileya multiradiata	Desert Marigold
Eriophyllum confertiflorum	Golden Yarrow
Gilia tricolor	Bird's Eye
Lasthenia californica	Dwarf Goldfields
Layia platyglossa	Tiny Tips
Lotus scoparius scoparius	Deerweed
Mimulus aurantiacus puniceus	Sticky Monkey Flower
Nassella pulchra	Purple Needle Grass
Nemophila menziesii	Baby Blue Eyes
Phacelia campanularia	California Blue Bells
Vulpia microstachys	Small Fescue
Hydroseed Mix 'B' (specifically within developed areas, outside of the preserve and brush management zones)	
Baileya multiradiata	Desert Marigold
Camissonia cheiranthifolia	Beach Evening Primrose
Eschscholzia maritima	Coastal California Poppy
Gazania splendens	Gazania
Gilia tricolor	Bird's Eye
Lasthenia californica	Dwarf Goldfields
Layia platyglossa	Tiny Tips
Mimulus aurantiacus puniceus	Sticky Monkey Flower
Nemophila menziesii	Baby Blue Eyes
Oenothera speciosa	Showy Evening Primrose
Phacelia campanularia	California Blue Bells
Verbena tenuisecta	Moss Verbena

Table 1-7
COMMUNITY PROMENADE ROADS AND INTERIOR SLOPES
ACCEPTABLE PLANT SPECIES

Botanical Name	Common Name
Primary Street Tree	
Koelreuteria panniculata (accent areas)	Chinese Flame Tree
Olea europea 'Wilsoni'	Fruitless Olive Tree
Platanus racemosa	California Sycamore
Quercus agrifolia (un-cut leader)	Coast Live Oak
Rhus lancea	African Sumac
Background, Slope and Accent Trees	
Arbutus unedo	Strawberry Tree
Geijera parviflora	Australian Willow
Parkinsonia aculeata	Mexican Palo Verde
Rhus lancea	African Sumac
Tristania conferta	Brisbane Box
Parkway, Slope Shrubs and Groundcovers	
Agapanthus 'Rancho White'	White Lily-of-the-Nile
Carex buchananii	Red Clump Grass
Carex pansa	California Meadow Sedge
Ceanothus 'Centernial'	Centernial Ceanothus
Ceanothus 'Joyce Coulter'	Wild Lilac
Ceanothus gloriosus 'Anchor Bay'	Anchor Bay Wild Lilac
Ceanothus gloriosus 'Point Reyes'	No Common Name
Ceanothus griseus horizontalis 'Yankee Point'	Carmel Creeper
Cistus x 'Sunset'	Brillancy Rock Rose
Cotoneaster dammeri 'Lowfast'	Bearberry Cotoneaster
Echium fastuosum	Pride of Madeira
Heteromeles arbutifolia	Toyon
Lavandula angustifolia 'Compacta'	Dwarf English Lavender
Marathon 2e	Dwarf Tall Fescue
Myoporum 'Pacificum'	No Common Name
Myoporum parvifolium 'Putah Creek'	No Common Name
Phormium tenax	New Zealand Flax
Rhaphiolepis indica	India Hawthorn
Rhus integrefolia	Lemonade Berry
Rosa banksiae 'White Banksiae'	White Lady Banks Rose
Trachelospermum jasminoides	Star Jasmine
Verbena x 'Luxena'	Light Blue Babylon Verbena
Cactus and Succulents (applicable to all areas)	
Agave attenuata	No Common Name
Agave shawii	Coastal Agave
Dudleya britonii	Britton's Chalk Dudleya
Dudleya pulverulnta	Chalk Dudleya
Yucca schidigera	Mohave Yucca
Yucca whipplei	Foothill Yucca

Table 1-7 (cont.)
COMMUNITY PROMENADE ROADS AND INTERIOR SLOPES
ACCEPTABLE PLANT SPECIES

Botanical Name	Common Name
Hydroseed Mix 'B' (specifically within developed areas, outside of brush management zones)	
Camissonia cheiranthifolia	Beach Evening Primrose
Eschscholzia maritima	Coastal California Poppy
Gazania splendens	Gazania Splendens
Gilia tricolor	Bird's Eye
Lasthenia californica	Dwarf Goldfields
Layia platyglossa	Tiny Tips
Nemophila menziesii	Baby Blue Eyes
Oenothera speciosa	Showy Evening Primrose
Phacelia campanularia	California Blue Bells
Verbena tenuisecta	Moss Verbena

Table 1-8
SINGLE-FAMILY RESIDENTIAL AREAS
ACCEPTABLE PLANT SPECIES

Botanical Name	Common Name
Street Trees	
Albizia julibrissin 'Rosea'	Silk Tree
Brachychiton acerifolius	Australian Flame Tree
Calodendrum capense	Cape Chestnut
Koelreuteria bipinnata	Chinese Flame Tree
Laurus nobilis	Sweet Bay
Metrosideros exelsus	New Zealand Christmas Tree
Rhus lancea	African Sumac
Stenocarpus sinuatus	Firewheel Tree
Geijera parviflora	Australian Willow
Tristania conferta	Brisbane Box

Table 1-9
MULTI-FAMILY RESIDENTIAL AREAS
ACCEPTABLE PLANT SPECIES

Botanical Name	Common Name
Street Trees	
Albizia julibrissin 'Rosea'	Silk Tree
Brachychiton acerifolius	Australian Flame Tree
Calodendrum capense	Cape Chestnut
Koelreuteria bipinnata	Chinese Flame Tree
Laurus nobilis	Sweet Bay
Metrosideros exelsus	New Zealand Christmas Tree
Rhus lancea	African sumac
Stenocarpus sinuatus	Firewheel Tree
Geijera parviflora	Australian Willow
Tristania conferta	Brisbane Box
Accent Trees (to be used in limited amounts and not within brush management zones)	
Koelreutaria panniculata	Golden Rain Tree
Pistachia chinensis	Chinese Pistachio
Lagerstroemia indica	Crape Myrtle
Interior Courtyard Trees (to be used in limited amounts and not within brush management zones)	
Albizia julibrissin 'Rosea'	Silk Tree
Brachychiton acerifolius	Australian Flame Tree
Calodendrum capense	Cape Chestnut
Koelreuteria bipinnata	Chinese Flame Tree
Laurus nobilis	Sweet Bay
Metrosideros exelsus	New Zealand Christmas Tree
Rhus lancea	African Sumac
Stenocarpus sinuatus	Firewheel Tree
Vines	
Vitis sp.	Grape
Shrubs and Groundcovers (not permitted within the preserve or brush management zones)	
Agapanthus 'Rancho White'	White Lily-of-the-Nile
Calliandra haematocephala	Pink Powder Puff
Carex buchananii	Red Clump Grass
Carex pansa	California Meadow Sedge
Carissa macrocarpa 'Green Carpet'	Prostrate Natal Plum
Ceanothus 'Joyce Coulter'	Wild Lilac
Ceanothus gloriosus 'Anchor Bay'	Anchor Bay Wild Lilac
Ceanothus griseus horizontalis	Carmel Creeper
Cistus x 'Sunset'	Brillancy Rock Rose
Cotoneaster lacteus	Parny's Red Clusterberry
Dietes vegeta	Fortnight Lily
Echium fastuosum	Pride of Madeira
Hemerocallis hybrids	Daylily
Lantana montevidensis	Lantana

Table 1-9 (cont.)
MULTI-FAMILY RESIDENTIAL AREAS
ACCEPTABLE PLANT SPECIES

Botanical Name	Common Name
Shrubs and Groundcovers (not permitted within the preserve or brush management zones) (cont.)	
Lavandula angustifolia 'Compacta'	Dwarf English Lavender
Ligustrum japonicum 'Texanum'	Japanese Privet
Marathon 2e	Dwarf Tall Fescue
Muhlenbergia caillaris	Pink Wisp Grass
Myoporum 'Pacificum'	No Common Name
Myoporum parvifolium 'Putah Creek'	No Common Name
Phormium tenax 'Bronze Baby'	Dwarf Flax
Phormium tenax 'Jack Spratt'	Dwarf New Zealand Flax
Phormium tenax	New Zealand Flax
Rhaphiolepis indica	India Hawthorn
Rosa Banksiae 'White Banksiae'	White Lady Banks Rose

Table 1-10
SPECIAL USE LANDSCAPE ZONE ACCEPTABLE PLANT SPECIES*

Botanical Name	Common Name
Grove Trees (not to be used within brush management zones)	
Olea europea 'Wilsoni'	Fruitless Olive Tree
Rhus lancea	African Sumac
Accent Trees (to be used in limited amounts and not within brush management zones)	
Koelreutaria panniculata	Golden Rain Tree
Pistachia chinensis	Chinese Pistachio
Lagerstroemia indica	Crape Myrtle
Courtyard and Plaza Trees (to be used in limited amounts and not within brush management zones)	
Albizia julibrissin 'Rosea'	Silk Tree
Brachychiton acerifolius	Australian Flame Tree
Calodendrum capense	Cape Chestnut
Koelreuteria bipinnata	Chinese Flame Tree
Laurus nobilis	Sweet Bay
Metrosideros exelsus	New Zealand Christmas Tree
Stenocarpus sinuatus	Firewheel Tree
Vines	
Vitis spp.	Grape

Table 1-10 (cont.)
SPECIAL USE LANDSCAPE ZONE ACCEPTABLE PLANT SPECIES*

Botanical Name	Common Name
Shrubs and Groundcovers (not permitted within the preserve or brush management zones)	
Agapanthus 'Rancho White'	White Lily-of-the-Nile
Calliandra haematocephala	Pink Powder Puff
Carex buchananii	Red Clump Grass
Carex pansa	California Meadow Sedge
Carissa macrocarpa 'Green Carpet'	Prostrate Natal Plum
Ceanothus 'Joyce Coulter'	Wild Lilac
Ceanothus gloriosus 'Anchor Bay'	Anchor Bay Wild Lilac
Ceanothus griseus horizontalis	Carmel Creeper
Cistus x 'Sunset'	Brillancy Rock Rose
Cotoneaster lacteus	Parny's Red Clusterberry
Dietes vegeta	Fortnight Lily
Echium fastuosum	Pride of Madeira
Hemerocallis hybrids	Day Lily
Lantana montevidensis	Lantana
Lavandula angustifolia 'Compacta'	Dwarf English Lavender
Ligustrum japonicum 'Texanum'	Japanese Privet
Marathon 2e	Dwarf Tall Fescue
Muhlenbergia caillaris	Pink Wisp Grass
Myoporum 'Pacificum'	No Common Name
Myoporum parvifolium 'Putah Creek'	No Common Name
Phormium tenax 'Bronze Baby'	Dwarf Flax
Phormium tenax 'Jack Spratt'	Dwarf New Zealand Flax
Phormium tenax	New Zealand Flax
Rhaphiolepis indica	India Hawthorn
Rosa Banksiae 'White Banksiae'	White Lady Banks Rose
Trachelospermum jasminoides	Star Jasmine
Verbena x 'Luxena'	Light Blue Babylon Verbena

* Town Center, office professional, parks, and active sports park

Table 1-11
COMMUNITY ENTRIES ACCEPTABLE PLANT SPECIES

Botanical Name	Common Name
Grove Trees (Equally spaced trees at 30 feet on center)	
Olea europea 'Wilsoni'	Fruitless Olive Tree
Rhus lancea	African Sumac
Background and Accent Trees	
Koelreutaria panniculata	Golden Rain Tree
Pistachia chinensis	Chinese Pistachio
Rhus lancea	African Sumac
Shrubs and Groundcovers	
Agapanthus 'Rancho White'	White Lily-of-the-Nile
Carex buchananii	Red Clump Grass
Carex pansa	California Meadow Sedge
Lavandula angustifolia 'Compacta'	Dwarf English Lavender
Marathon 2e	Dwarf Tall Fescue
Muhlenbergia caillaris	Pink Wisp Grass
Myoporum 'Pacificum'	No Common Name
Phormium tenax	New Zealand Flax
Rhaphiolepis indica	India Hawthorn
Rosa Banksiae 'White Banksiae'	White Lady Banks Rose
Vines	
Grape spp.	Grape
Hydroseed Mix 'C' (Specifically for the Olive grove under-story)	
Gilia tricolor	Bird's Eye
Lasthenia californica	Dwarf Goldfields
Layia platyglossa	Tiny Tips
Nemophila menziesii	Baby Blue Eyes
Phacelia campanularia	California Blue Bells

Table 1-12
PRODUCT PHASING

Land Use	Planning Area	Description	Acreage (Gross)	# of Dwelling Units
Phase 1				
Single-family	R-1	Single-family Residential	23.4	136
Single-family	R-2	Single-family Residential	14.7	75
Single-family	R-3	Single-family Residential	16.4	64
Multi-family	MF-3	Multi-family Residential	19.0	189
Park	P-2	Park (HOA)	0.5	-
Park	P-4	Trail Staging Area	0.6	-
Park	P-5	Park (HOA)	0.2	-
Park	P-7	Park (HOA)	0.3	-
Park	P-8	Park (HOA)	0.3	-
Open Space	OS-1	Open Space Preserve	1.1	-
Open Space	OS-2	Open Space Preserve	81.0	-
Open Space	OS-3	Open Space Preserve	93.7	-
Open Space	OS-4	Open Space	0.5	-
Open Space	OS-5	Detention Basin	2.4	-
Open Space	OS-6	Open Space	3.1	-
Open Space	OS-7	Open Space	19.1	-
Institutional	I-1	Sewer Lift Station	0.2	-
Major Circulation		Majors Roads	21.7	-
		Phase 1 Total	**298.2**	**275**
Phase 2				
Multi-family	MF-1	Multi-family Residential	10.8	192
Multi-family	MF-2	Multi-family Residential	5.3	66
		Phase 2 Total	**16.1**	**258**
Phase 3				
Single-family	R-4	Single-family Residential	31.8	122
Single-family	R-5	Single-family Residential	27.2	124
Multi-family	MF-4	Multi-family Residential	10.3	108
Park	P-1	Park (HOA)	0.3	-
Park	P-6	Park (HOA)	0.3	-
Open Space	OS-8	Detention Basin	2.6	
		Phase 3 Total	**72.5**	**354**
Phase 4				
Park	P-3	Park (HOA)	1.2	-
		Phase 4 Total	**1.2**	**-**
Phase 5				
Professional Office	PO-1	Professional Office	2.7	-
Professional Office	PO-2	Professional Office	8.8	-
		Phase 5 Total	**11.5**	**--**
Phase 6				
Town Center	TC-1	Town Center	8.1	-
Sports Complex	SC-1	Active Sports Park	8.5	-
		Phase 6 Total	**16.6**	**-**
		GRAND TOTAL	**416.1**	**1,076**

Table 1-13
ADDITIONAL ENVIRONMENTAL DESIGN CONSIDERATIONS DURING CONSTRUCTION AND OPERATION

Aesthetics and Landform Alteration

- Residential and commercial designs, while varied in design theme, will be generally uniform in massing, elevation, and density. Proposed project zoning specifies the following maximum height limits: 35 feet for single-family; 35 feet for multi-family; 40 feet for the Town Center, and 35 feet for office professional buildings uses.
- The entire development (residential, Town Center, parks, and office) will use common siting principles, landscaping, and construction materials as well as pedestrian orientation.
- Development will be consolidated on flatter, less environmentally sensitive areas to minimize impacts to sensitive upland habitats.
- Grading (cut and fill) will be balanced on site.
- Edges of development will be softened through the use of contour grading.
- Varied heights of trees, shrubs, and groundcover will be planted on modified slopes to result in "visual undulation."
- Landscaping will be installed within each constructed phase as it is finished.
- Project lighting will adhere to Division 9 of the County LPC.
- All landscaping will follow Project landscaping design guidelines as described in the Specific Plan and General Plan Amendment Report as well as applicable government regulations and standards, including those for sight line visibility and access.
- All landscaping and irrigation plans will be consistent with appropriate guidelines and regulations and prepared by a licensed landscape architect and submitted to the County for review and approval prior to construction.
- All non-preserved areas not covered by structures or hardscape/paving will be appropriately and professionally landscaped.
- Landscape design will define areas through the creation of a focal point at entries, screening of unsightly areas, softening of expanses of pavement and buildings, and provision of transitions and separations between Project development and the surrounding community.
- Larger specimen trees will be installed at entries and key locations throughout the development.
- Areas around buildings will incorporate a mixture of trees, shrubs, vines, and groundcover designed to complement the overall design theme of the Project.
- Where the Project "Planned Sign Program" is silent, the County of San Diego Zoning Ordinance (Section 6200, Off-Premise Sign Regulations and Section 6250, On-Premise Sign Regulations) will control.
- Where feasible, noise barriers may incorporate a berm or non-glare glass/"lexon" panel combination. See-through panels also may be used where second-story balconies require noise attenuation. The wall height will not exceed 10 feet.
- Where sound walls are built that would be visible from Horse Ranch Creek Road, Pala Mesa Drive or SR 76, the wall will be screened by Project-planted vegetation. These walls will be subject to long-term maintenance through the HOA.
- Within the Town Center, both stone/stone product and native and/or locally occurring plant materials will be widely used in Village entries and other features as one of its unique, identifying design theme elements. The following items are required:
    - A minimum of 20 percent of the total vertical exterior building surface area will be concrete, natural or cut stone/stone product, or stone veneer. Quarried and eroded granite, sandstone, flagstone, or metamorphic stone may be used to satisfy the requirements of these guidelines. Lava rock or artificial stone products will be evaluated on a case-by-case basis.

Table 1-13 (cont.)
ADDITIONAL ENVIRONMENTAL DESIGN CONSIDERATIONS
DURING CONSTRUCTION AND OPERATION

Aesthetics and Landform Alteration (cont.)

- The requirement in the above item may be waived provided that an equal square footage of landscape walls, terraces, or other features is provided within the landscaping. Any such elements will be designed as extension of the building walls to "tie" the structure into the landscape, repeat architectural forms, and help ensure reinforcement of this unique identifying theme.
- Poured-in-place concrete also is an acceptable exterior surface material. Concrete panels may be sandblasted exposed aggregate, battered, or board- or earth-formed.

- Within the office professional use, non-reflective/non-glare glass will be widely used. Large expanses of glass will be restricted to the two office professional use areas.
- Single-family detached residential lots and setbacks will encourage variety in the design, orientation, and placement of homes.
- Minimum front yard building setbacks to houses are 15 feet. Minimum front yard building setbacks to garages facing the street are 20 feet. Setbacks will be varied, where possible, to avoid a monotonous pattern.
- Where slopes in the side yards allow for varied side yard setbacks, more useful private open space in side yards will be provided to avoid a monotonous pattern of houses.
- Multiple housing plans will be provided for compatibility with different lot configurations (interior and corner lots) and variety of designs for entry and garage designs.
- Side-entry floor plans may be used on both interior and corner lots, provided that the entry is clearly defined and the front elevation includes front-facing windows, porches, or other pedestrian-oriented design features.
- Housing plans used on corner lots will provide for architectural features, such as porches or entry trellises, to wrap around the street-facing corner.
- Production wall fencing will be integrated into the design of corner lots to provide for reduced wall length and other enhancements to side yards.
- Where the rear of a lot abuts a street, the design will provide for a privacy wall and landscaping consistent with the Campus Park streetscape theme.
- Grade differentials within neighborhoods will be used to add variety and enhance the sense of open space between residences.
- Basic guidelines for single-family residential garage design include requirements to:
  - Minimize the impact of garages facing the street by techniques such as varying garage door patterns and using deep recessed doors, varying colors, splitting one large door into two single doors, and integrating door window and coach lights.
- For multi-family housing, developments fronting onto Village Pathway and Promenade streets will be oriented toward the street with reduced setbacks, multiple entries, and pedestrian connections to ground floor units.
- Multi-family buildings will be oriented to create outdoor rooms, such as courtyards, connected by landscaped walkways.
- Multi-family landscaping will be comprised of trees, shrubs, vines, and ground covers consistent with the overall Campus Park theme.
- Tree plantings in the front yard areas of multi-family housing will be varied to provide interest in the landscape.
- Multi-family side and rear yard areas will be landscaped to soften the architecture and provide privacy for residential units.

Table 1-13 (cont.)
ADDITIONAL ENVIRONMENTAL DESIGN CONSIDERATIONS DURING CONSTRUCTION AND OPERATION

Aesthetics and Landform Alteration (cont.)

- All business identification signs will comply in terms of size, number of colors and materials with standards specified in the Fallbrook Community Plan Design Guidelines. One sign will be allowed per business on each building wall.
- The materials and colors of the sign also will be compatible with the style, materials, and colors of the Project architecture.
- Address number signs will be of an appropriate size and location to be clearly visible to visitors and emergency responders.
- Prohibited signs include roof-mounted signs, flashing lights or signs, and animated signs or lights that convey the illusion of motion.
- Screen planting shall be utilized to visually buffer office professional uses from the I-15 Corridor.
- PAs will be unique, but share fundamental architectural characteristics consistent with the Village theme.
- Building elevations visible from public view areas (all Village streets, surrounding arterial streets, and public open spaces) will be articulated with elements such as wall offsets, balconies, and windows, appropriate to the architectural style.
- The architectural style along the same street or within an individual PA will be compatible as a result of use of similar building heights, materials, window or door style, detailing, porches, arcades, overhangs, roofing, or color.
- Varied building elements, roof pitches, and setbacks will be employed to avoid monotony.
- Distinctive building elements will be oriented toward the corners of prominent Village core and entry street intersections.
- Street-facing façades will incorporate a range of scale-defining elements that relate building masses to the scale of the pedestrian. Elements may include trellises, columns, archways, doorways, porches or patios, and upper floor balconies and windows.
- Individual residential unit entries will be oriented toward the Village streets wherever possible.
- Internal homes will be connected to the Village streets by courtyards or landscaped walkways wherever possible.
- Utilitarian areas, including parking, loading, mechanical equipment, and trash enclosures, will be screened from public views to the extent possible.
- All public/HOA planting areas will be permanently irrigated and use low water consumptive plant material wherever practical.
- Transformer and cable box locations will be carefully planned and coordinated with both the utility company and the landscape architect. Transformers and cable boxes will be located to be unobtrusive and screened from view with plantings where possible.
- Mailboxes and mailbox structures will be designed to complement the architectural style of the development for which they are intended. Grouped mailboxes will be used with a maximum of 12 boxes per cluster.
- Trash enclosures will be designed to complement the architectural style of the development for which they are intended. Recycling areas (at least 50 percent) will be compatible with the proposed trash enclosure. Trash and recycling areas, or bins or container placed therein, will be protected from adverse environmental conditions, such as rain, that might render the collected materials unmarketable. Provisions for trash and recycling will be in conformance with County requirements.

Table 1-13 (cont.)
ADDITIONAL ENVIRONMENTAL DESIGN CONSIDERATIONS DURING CONSTRUCTION AND OPERATION

Aesthetics and Landform Alteration (cont.)

- Large expanses of asphalt paving will be avoided, where possible, and the appearance softened by landscape screening. Exposed vehicular use areas (all parking lots greater than 6,000 square feet) will include a minimum of 10 percent of the paved areas in landscaping, dispersed throughout the parking area such that every designated parking space will be within 30 feet of the trunk of a tree.
- Illumination of walkway/trail connections will be provided through the use of low intensity fixtures for safety and comfort. The lighting pattern and intensity will become more intense at path intersections and vehicular crossings.
- Within building groups, architectural and accent lighting will be indirect and subtle. Increased lighting levels will highlight pedestrian areas to clearly define the pedestrian path. Service area lighting will be contained within the service area boundaries/enclosure. Lighting will be designed to minimize glare and intrusion into neighboring land uses.

Transportation /Traffic

- In order to preclude substantial traffic delays during construction of residential, Town Center, recreational, and public services/utility Project elements, the Proposed Project includes the preparation and approval of a Traffic Control Plan, including measures to reduce traffic delays and minimize public safety impacts, such as the use of flagmen, traffic cones, detours and advanced notification signage, pedestrian/equestrian detours, movement restrictions, and temporary lane closures. In addition, the construction contractor will provide a means for public liaison/contact information for public inquiries and concerns.
- Grading will be balanced on site, with no import or export. Any rock generated due to on-site blasting during construction will be used on site.
- Traffic signs denoting equestrian crossings will be located along applicable roadways to promote safety. Equestrian paths will be provided along Horse Ranch Creek Road south of Baltimore Oriole Road, Pala Mesa Drive, Baltimore Oriole Road, and Harvest Glen Road.
- Equestrian push buttons for crossing will be provided at signalized intersections (see Figure 1-14).
- Regional trails crossing roads will be designed to cross at or near a right angle.

Air Quality

- The Project is pedestrian and bicycle friendly to encourage reduction in vehicle usage and trips. The mixed-use Town Center would be within a 10-minute walk (½ mile) of the majority of proposed residences. Transit stops will be located along Horse Ranch Creek Road and Pala Mesa Drive. The bus route also would include a loop along Baltimore Oriole Road and Longspur Road. NCTD turnouts would be provided in the vicinity of each intersection along Horse Ranch Creek Road and off site on the north side of SR 76 between Horse Ranch Creek Road and the Project site, as well as SR 76 between future Pala Mesa Drive and I-15.
- The Project includes commercial (i.e., Town Center) and recreational uses to encourage use of local facilities and reduce trip lengths.
- One long-term bicycle parking space will be provided for each unit at multi-family uses without garages.
- Class I or II bike lanes are located within ½ mile of all Project uses and the Project bike-lanes connect to an existing off-site facility.
- Non-residential site uses provide 1 bike rack space per 20 vehicle parking spaces.
- Site design and building placement will minimize barriers to pedestrian access and interconnectivity.
- Transit improvements will include shelters, route information, benches and lighting.
- Project design includes pedestrian/bicycle safety and traffic calming measures in excess of County requirements.
- Project internal roads will converge in right angle formations (rather than skewed, or acute, angles).

Table 1-13 (cont.)
ADDITIONAL ENVIRONMENTAL DESIGN CONSIDERATIONS DURING CONSTRUCTION AND OPERATION

Air Quality (cont.)

- Project intersections will use pedestrian safety/traffic calming measures such as marked crosswalks, countdown signal timers, curb extensions, speed tables, raised cross walks, raised intersections, median islands, tight corner radii and roundabouts or mini-circles.
- Project streets will favor pedestrian safety/traffic calming measures such as on-street parking, planter strips with street trees, and chokers.
- The Project will provide preferential parking spaces for electric and/or compressed natural gas vehicles.
- Residential buildings will provide a utility room or space for recharge of batteries for both small (hand held) as well as large (e.g., an electric lawnmower or car) equipment (laundry rooms and garages).
- The Proposed Project will have retail, open space, office, park and residential uses within ¼ of each other.
- Project will use only electric or natural gas stoves in residences.
- The Project will use cool roofs, i.e., heat reflective, highly emissive roofing materials that stay 50 to 60 degrees Fahrenheit cooler than a normal under the hot summer sun.
- Grading will entail multiple applications of water during grading between dozer/scraper passes.
- Paving, chip sealing, or chemical stabilization of internal roadways will occur after completion of grading.
- Sweepers or water trucks will remove "track-out" at any point of public street access.
- Dirt storage piles will be stabilized by chemical binders, tarps, fencing, or other erosion control and suppression measures.
- Grading will terminate if winds exceed 25 miles per hour (mph).
- Residential lots will be hydroseeded if lots are not developed soon after grading.
- Construction vehicles will use low-sulfur diesel fuels.
- The Project will provide residents with separate recycling and waste receptacles to support the 50 percent state-wide solid waste diversion goal.
- The Project will require separation and recycling of construction waste.
- The Project landscaping palette will include drought-tolerant trees, emphasizing evergreens on the north and west sides of buildings and deciduous trees on the south sides of buildings. These plantings will contribute to on-site carbon storage, provide shade, and reduce heating from impervious surfaces.
- The Project will provide electrical outlets at building exterior areas.
- The Project will provide shade within five years and/or use light-colored materials and/or open grid pavement for at least 30 percent of the site's non-roofed impervious surfaces.
- The Project's compact land-use patterns will reduce habitat fragmentation and contribute to the preservation of natural habitats, including forests and woodlands.
- The Project will use reclaimed water, if available, to the extent possible.
- The Project will strive for a 50 percent reduction in residential water use through features such as low-flow appliances (including toilets, shower heads, washing machines), as well as a drought-tolerant landscape palette, weather-based irrigation controllers, and other water conservation measures.
- Buildings at the Project will achieve energy performance equivalent to at least 20 percent better than current Title 24 standards.
- The Project will install energy reducing programmable thermostats that automatically adjust temperature settings.
- The Project will install low-energy traffic signals and energy efficient (sodium) street lighting.

Table 1-13 (cont.)
ADDITIONAL ENVIRONMENTAL DESIGN CONSIDERATIONS DURING CONSTRUCTION AND OPERATION

Air Quality (cont.)

- The Project will install energy reducing passive heating and cooling systems (e.g., insulation and ventilation).
- The Project will install energy reducing daylighting systems (e.g., skylights, light shelves and interior transom windows).
- The Project will increase interior wall and roof insulation.
- Project buildings will be designed using double-paned windows, door sweeps and weather stripping, electric light dimming controls where feasible, and high-efficiency heating and cooling systems.
- Residents at the Project will be offered a choice of energy-efficient appliances (including washer/dryers, refrigerators) and appliances installed by builders would be Energy Star (including dishwashers).
- Smart growth land use patterns will be implemented, which reduce the amount of land being developed with reduce greenhouse gas emissions.
- The Project will provide educational materials for residents discussing strategies for reducing greenhouse gas (GHG) emissions associated with the operation of their buildings.
- The Project will be conditioned to participate in contributing appropriate funds for the acquisition, design and construction of a Transit Node.

Noise

- Blasting procedures will comply with Division 5 of Title 3 of the San Diego County Code of Regulatory Ordinances Relating to Blasting Operations, as amended (Ordinance 7821, September 1990).
- No more than two drills will operate simultaneously, and no more than two blasts per day will occur in any one area. No rock crushing will occur on site.
- The blasting contractor will conduct a pre-blast survey to determine if any sensitive uses need to be monitored during blasting operations.
- A minimum five-foot-high community theme wall will be erected along the property line to separate the PA MF-4 site from adjacent off-site development unless it is determined on an approved site plan that such a wall is not necessary or another design is more appropriate.
- Noise barriers may consist of a wall and berm combination. The wall height in a combination barrier will not exceed 10 feet.

Geology

- Prior to and/or during site development, the Project geotechnical engineer will review Project plans to ensure compatibility with geotechnical conclusions and review (and modify as appropriate) applicable field activities (e.g., grading, removal of unsuitable surficial soils, and manufactured slope construction) to ensure conformance with appropriate geotechnical recommendations, regulatory guidelines, and industry standards.
- Project design will incorporate the peak ground acceleration level identified in the Project Geotechnical Investigations (Appendix F), as well as applicable International Building Code (IBC) and County Building Code standards related to subsurface profile type, acceleration and velocity coefficients, seismic zone, and seismic source.
- Project construction will incorporate appropriate best management practices (BMPs) to control erosion and sedimentation, pursuant to applicable NPDES and County requirements and standards. Specific BMPs will be identified in the Project Storm Water Pollution Prevention Plan (SWPPP; to be prepared prior to Project construction) and may include measures such as seasonal and area grading restrictions, use of a weather-triggered action plan during the rainy season, use of erosion prevention and control efforts (e.g., fiber rolls, soil binders and silt fences), storage of BMP materials on site to provide adequate standby capacity, provision of appropriate training for construction personnel, installation of permanent landscaping after construction, implementation of appropriate solid waste management and dust control efforts, and implementation of sampling and monitoring programs per regulatory requirements. Refer to Section 3.2.3 of Subchapter 3.2, Geology/Paleontology, for more discussion.

Table 1-13 (cont.)
ADDITIONAL ENVIRONMENTAL DESIGN CONSIDERATIONS DURING CONSTRUCTION AND OPERATION

Geology (cont.)

- Project construction will incorporate measures to address expansive soils in applicable areas, including techniques such as removal and replacement of expansive materials with engineered fill, selective grading (e.g., placing a cap of non-expansive material), or other appropriate industry standard measures from sources such as the IBC.
- Project construction will incorporate measures to address potential impacts related to the generation and disposal of oversize materials, including standard industry techniques such as restricting the size and/or location (e.g., depth) of materials used in various types of fills or use in landscaping efforts, pursuant to direction in the Project Geotechnical Investigations (Appendix F).
- Project design and construction will incorporate measures to address potential issues related to cut and fill/steep fill transitions and bedrock cuts, including the use of overexcavation and appropriate fill depths, pursuant to recommendations in the Project Geotechnical Investigations (Appendix F).
- Project design and construction will incorporate measures to address potential issues related to the stability of manufactured slopes, including:
  - Use of drained replacement (stabilization) fills for cut slopes exposing fractured or faulted bedrock, alluvium, or colluvium.
  - Replacement with drained compacted fill, or construction at lower (layback) angles, for cut slopes that are steeper and oriented in the same direction as exposed geologic contacts and fracture patterns.
  - Construction of fill slopes at maximum ratios of 2:1 (horizontal to vertical).
  - Installation of terrace drains at approximately 30-vertical-foot intervals on fill slopes.
  - Use of increased compaction standards (i.e., 93 to 95 percent) for fills exceeding 50 feet in depth.
  - Use of subsurface drainage for fill slopes.
  - Avoidance of side hill fill slopes wherever feasible.
- Project design and construction will incorporate measures to address potential issues related to the design and integrity of residential foundations, including locating residential structures outside of areas of mapped alluvial deposits, and conformance with geotechnical recommendations related to footing locations/depths, proximity to slope faces, and slab-on-grade design criteria (e.g., thickness and use of expansion joints).

Biological Resources

- A hydroseed mix that incorporates native species, is appropriate to the area, and is without invasive species, will be used for slope stabilization in all transitional zones.
- "California" pepper trees (*Schinus molle)* will not be permitted within the Project plant palette.
- Native vegetation will be preserved whenever feasible, and all disturbed areas will be reclaimed as soon as possible after completion of grading.
- Project trails will be aligned on existing paths, roads, and utility easements, and within otherwise disturbed areas to the extent feasible in order to minimize impacts to sensitive resources.
- Native oaks will be preserved in open spaces to the maximum extent possible.
- Trails will avoid fragile root areas of trees and shrubs, where feasible. Where trails cross natural terrain, width may be reduced to four feet for a short distance to protect sensitive resources.
- Lodgepole fencing will be at select locations to prevent encroachment into the open space, as discussed in the RMP.

Table 1-13 (cont.)
ADDITIONAL ENVIRONMENTAL DESIGN CONSIDERATIONS DURING CONSTRUCTION AND OPERATION

Hydrology and Water Quality

- Proposed Project design includes a number of site design, source control, and treatment control BMPs related to long-term water quality issues and associated regulatory requirements (including NPDES permitting and County requirements). The site owners (through an HOA) will be responsible for post-construction BMP programs and activities, as well as for monitoring and maintenance for physical BMP facilities. Refer to Subchapter 4.1.2, Chapter 8.0 and Appendix L for a detailed discussion of proposed site design source control and treatment control BMPs, as well as associated regulatory requirements.
  - Site design BMPs include measures such as preservation of open space and existing drainage patterns, use of landscaping with native/drought-tolerant varieties, use of permeable pavers as design accents, installation of flood control structures such as retention basins, minimization of irrigation/chemical applications in landscaped areas, discharge of runoff from developed areas into landscaping, control of runoff on slopes (e.g., with brow ditches), and use of energy dissipating structures at drainage outlet points.
  - Source control BMPs include installing inlet stenciling/tiles and signs in appropriate locations to discourage illicit discharge, implementing regular programs for landscape/drainage facility maintenance and waste/green waste disposal/recycling, providing proper containment and maintenance for trash/material storage areas, minimizing/controlling irrigation runoff, directing runoff from applicable areas (e.g., private roads) into landscaping or treatment control BMPs, and providing educational materials to homeowners.
  - Treatment control BMPs consist of installing enhanced bio-filtration swales and/or water quality basins within the Project site boundaries to treat post-construction runoff prior to off-site discharge.
- Surface runoff and resultant erosion will be minimized through use of low water consumption/drought tolerant plants on landscaped slopes.
- All proposed storm drain facilities (including those associated with potential off-site structures) will be designed to accommodate a 100-year storm event.
- An authorized SWPPP/Storm Water Sampling and Analysis Strategy (SWSAS) will be implemented, pursuant to requirements under the NPDES and the County Watershed Protection, Stormwater Management and Discharge Control Ordinance/Stormwater Standards Manual. Specific elements in these plans include:
  - Construction debris storage areas will be restricted to appropriate locations at least 50 feet from storm drain inlets and watercourses.
  - Appropriate storage facilities for construction debris, including adequately sized watertight dumpsters; covers to preclude rain from contacting waste materials; impervious liners; and surface containment features such as berms, dikes, or ditches will be used to prevent runon and runoff.
  - A licensed waste disposal operator will be employed to regularly (at least once a week) remove and dispose of construction debris in an authorized off-site location.
  - Appropriate (i.e., non-hazardous) construction debris will be recycled for on- or off-site use whenever feasible.
  - Dust-control measures such as watering will be used to reduce particulate generation for pertinent locations and activities (e.g., concrete removal).

Table 1-13 (cont.)
ADDITIONAL ENVIRONMENTAL DESIGN CONSIDERATIONS DURING CONSTRUCTION AND OPERATION

Hydrology and Water Quality (cont.)

- Erosion prevention and sediment control measures will be used within and/or downstream of all demolition activities.
- Conformance with applicable requirements under the NPDES General Groundwater Extraction Waste Discharge Permit, if required (i.e., if discharge of extracted groundwater exceeds permit criteria).
- Demolition BMPs such as:
  - Recycle appropriate (i.e., non-hazardous) construction debris for on- or off-site use whenever feasible.
  - Use dust-control measures, such as watering, to reduce particulate generation for pertinent locations/activities (e.g., concrete removal).
  - Use appropriate erosion prevention and sediment control measures downstream of all demolition activities.
  - Conform with applicable requirements related to the removal, handling, transport, and disposal of hazardous materials generated during demolition, including efforts such as implementing appropriate sampling and monitoring procedures; proper containment of contaminated materials during construction; providing protective gear for workers handling contaminated materials; ensuring acceptable exposure levels; and ensuring safe and appropriate handling, transport, and disposal of hazardous materials generated during Project construction.

- Project design and construction will incorporate measures to address issues related to Project site drainage and the potential for encountering shallow groundwater. Specifically, such measures include using positive drainage techniques to direct surface flows away from structures, controlling runoff on slopes (e.g., with brow ditches or terrace drains), minimizing/controlling landscape irrigation, use of subdrains in applicable areas to direct subsurface flows into drainage facilities, and conformance with NPDES permit requirements for groundwater removal/disposal.
- The Project will include raising the northernmost existing bridge over Horse Ranch Creek along the southern extension of the Pankey Road to provide adequate freeboard and avoid existing flooding during a 100-year storm.
- The Project Applicant will obtain a letter from the adjacent Campus Park West property owner stating that post-Project flooding onto their property is allowed.

Hazards

- Paving operations will be restricted during wet weather and sediment control devices will be used downstream of paving activities.
- Paving wastes and slurry (e.g., use of properly designed and contained concrete washout areas) will be properly contained and disposed of.
- The amount of hazardous materials used and stored on site will be minimized, and storage/use locations will be restricted to areas at least 50 feet from storm drains and surface waters.
- Raised (e.g., on pallets), covered, and/or enclosed storage facilities will be used for all hazardous materials.
- Mobile fueling/maintenance units for construction equipment will be used whenever feasible to avoid/reduce on-site fuel/lubricant storage.
- Accurate and up-to-date written inventories and labels will be maintained for all stored hazardous materials.
- Berms, ditches and/or impervious liners (or other applicable methods) will be used in material storage and vehicle/equipment maintenance and fueling areas to provide a containment volume of 1.5 times the volume of stored/used materials and prevent discharge in the event of a spill.

Table 1-13 (cont.)
ADDITIONAL ENVIRONMENTAL DESIGN CONSIDERATIONS
DURING CONSTRUCTION AND OPERATION

Hazards (cont.)

- Warning signs will be placed in areas of hazardous material use or storage and along drainages and storm drains (or other appropriate locations) to avoid inadvertent hazardous material disposal.
- All construction equipment and vehicles will be properly maintained.
- Solid waste management efforts such as proper containment and disposal of construction debris (e.g., use of watertight dumpsters and daily trash collection/removal) and street sweeping/vacuuming will be implemented.
- Training will be provided to applicable employees in the proper use, handling, and disposal of hazardous materials, as well as appropriate action to take in the event of a spill.
- Absorbent and clean-up materials will be stored in appropriate on-site locations where they are readily accessible.
- Wastewater facilities will be properly located and maintained.
- Recycled or less hazardous materials will be used wherever feasible.
- Regulatory agency telephone numbers and a summary guide of clean-up procedures will be placed in a conspicuous location at or near the job site trailer.
- Hazardous material use/storage facilities and operations will be regularly (at least weekly) monitored and maintained to ensure proper working order.
- A Storm Water Sampling and Analysis strategy will be implemented pursuant to regulatory guidelines.
- Where planned fills are 10 feet or greater in depth, methane probes will be required to assess methane concentrations in site soils. If methane gas is detected at concentrations greater than 12,500 parts per million (ppm), a methane remediation system designed by an engineer experienced in methane remediation will be approved prior to issuance of building permits.
- During Project construction and demolition of existing structures on the site, asbestos and lead paint surveys will be conducted and, if present, a licensed contractor will remove and properly dispose of these materials. If fluorescent lights are present, the ballast and light tubes will be disposed of in accordance with current regulations.
- Existing septic systems within the Project Parcel will be removed during the construction phase, pursuant to permits and requirements issued by the County DEH.
- Project construction activities will conform to applicable requirements of the NPDES General Groundwater Extraction Waste Discharge Permit, if appropriate (i.e., if discharge of extracted groundwater exceeds permit criteria).
- Construction debris storage areas will be restricted to appropriate locations at least 50 feet from storm drain inlets and watercourses.
- Appropriate storage facilities for construction debris will be used, including adequately sized watertight dumpster covers to preclude rain from contacting waste materials, impervious liners, and surface containment features such as berms, dikes, or ditches to prevent runon and runoff.
- A licensed waste disposal operator will be employed to regularly (at least once a week) remove and dispose of construction debris in an authorized off-site location.
- Appropriate (i.e., non-hazardous) construction debris will be recycled for on- or off-site use whenever feasible.
- Dust-control measures such as watering will be used to reduce particulate generation for pertinent locations and activities (e.g., concrete removal).
- Erosion prevention and sediment control measures will be used downstream of all demolition activities.

Table 1-13 (cont.)
ADDITIONAL ENVIRONMENTAL DESIGN CONSIDERATIONS DURING CONSTRUCTION AND OPERATION

Land Use and Planning

- The lighting for the Proposed Project will comply with the County LPC.
- Where the Project "Planned Sign Program" is silent, the County of San Diego Zoning Ordinance (Section 6200, Off-Premise Sign Regulations, and Section 6250, On-Premise Sign Regulations) will control.
- Trails that are part of the County Regional Trail System (Community Multi-purpose Trail and Regional Trails Links) will be developed in accordance with the County's Trail Standards and will accommodate equestrians, bicyclists, and pedestrians. The Regional Trail System will be dedicated to the County of San Diego, or another public agency or public interest organization.
- The Campus Park Community feeder trail system will be designed to accommodate bicyclists and pedestrians. Equestrian use on Village multi-purpose trails (e.g., Horse Ranch Creek Road and Baltimore Oriole Road) also will be allowed. Where trails pass through dedicated open space, they will be dedicated to the County or another public agency or public interest organization.
- Trails will be constructed per the County of San Diego Design and Construction Guidelines. The minimum regional trail easement will be 20 feet wide. A minimum travel width of at least eight feet is required for trails. Where trails cross natural terrain, the width may be reduced to four feet wide for a short distance in areas of topographically restricted width or to protect biological habitat. Community feeder trails will have a minimum travel width of at least four feet and will be surfaced with decomposed granite.

Public Services and Utilities

- The Project Applicant will pay developer fees levied by each applicable school district prior to the issuance of building permits.
- The Project design will include water conservation measures, including the state-mandated 14 BMPs for water conservation (such as installation of ultra low-flow toilets) and the use of drought tolerant/native vegetation where possible (e.g., not prohibited by fire management requirements).
- The Project will be conditioned to require the Project Applicant to contribute appropriate funds, along with the other projects located in and around the I-15/SR 76 Interchange, to fund a Sheriff's station, which may be located at the Campus Park West project site.
- Project design will incorporate appropriate fuel management zones (100 to 200 feet wide) in designated areas (e.g., adjacent to all structures), pursuant to the San Diego County Fire Code and as detailed in the Conceptual Fire Protection Plan/Fuel Modification Plan (Appendix J).
- Project design will meet all general vegetation management requirements of the Conceptual FPP/FMP (Appendix J).
- Fuel management zones will be appropriately maintained by the Project HOA, which will include efforts such as inspecting/repairing irrigation systems, vegetation thinning/pruning, and weed removal.
- Project landscape design will exclude all prohibited plant materials listed in the Prohibited Plant Materials list in the Conceptual Fire Protection Plan/Fuel Modification Plan (Appendix J). The prohibited trees, shrubs, vines, and groundcovers shall not be planted or retained in any community vegetation management zone, landscaped area, as street trees, or in any median or planter.
- Project landscape shall be consistent with the planting, spacing, and maintenance guidelines in the Conceptual Fire Protection Plan/Fuel Modification Plan (Appendix J). Project design will incorporate applicable ignition and fire resistance measures for all structures (pursuant to the San Diego County Fire and Building codes, see Appendix J), including the use of approved sprinkler systems; proper roofing and exterior wall materials; and appropriate design and construction of facilities such as eaves, vents, doors, window frames, decks, chimneys, gutters, and fences. Multi-family and office professional buildings exceeding 30 feet in height will have an approved stairway access to roofs for fire fighters.

Table 1-13 (cont.)
ADDITIONAL ENVIRONMENTAL DESIGN CONSIDERATIONS DURING CONSTRUCTION AND OPERATION

Public Services and Utilities (cont.)

- All structures exceeding 200 square feet will be equipped with sprinkler systems. For office and commercial uses, these sprinkler systems will have capacity for remote supervision.
- The design and operation of all access-related facilities such as streets, driveways, alleys, gates, speed bumps, walkways, and emergency access roads will comply with applicable requirements of the San Diego County Fire Code or other pertinent standards.
- Fire-related water supplies and access facilities within the site will conform to associated requirements identified in the Conceptual Fire Protection Plan/Fuel Modification Plan, including measures such as providing emergency truck access, providing adequate fire flow within the site (2,500 gpm for two hours), and using approved fire hydrant design and spacing (per requirements in the San Diego County Fire Code).
- All residential units will be equipped with smoke detectors.
- All Project locations/facilities with uses exhibiting potential fire safety issues, such as hazardous or flammable/combustible material storage sites, and battery storage/charging areas, will comply with appropriate sections of the California Fire Code.

Table 1-14
CUMULATIVE PROJECTS IN THE VICINITY OF CAMPUS PARK

Map Key	Identifying Project No.	Project Name	Location	Area (acres)	Proposed Improvements
1	TM 5354 SP 0401 GPA 04-02 R 04-04 S 04-007	Meadowood Specific Plan	Just north of SR 76, 0.25 mile east of I-15, adjacent to Campus Park Project	390	Residential development, including: 355 SFR, 489 MFR, with densities from 3.5 to 19.9 DU/acre, designation of a site for a future elementary school, 6 private parks, 4 miles of trails, community facilities and infrastructure, 125.3 acres of open space, and 49.3 acres of active agriculture (citrus groves, using groundwater).
2	TM 5424 S 05-014 SPA 05-001 GPA 05-003 REZ 05-005	Campus Park West	Northeast quadrant of I-15 and SR 76	118.5	Mixed-use development including approximately 355 MFR units, 347,000 s.f. light industrial, 350,000 s.f. general commercial, a potential wastewater treatment plant and a civic use. (Approximately 50,000 s.f. each of office and commercial uses, as well as 48 MFR units also are included in the above square footages.)
3	TM 5187 RPL[11] SPA 99-005 MUP 99-020 REZ 99-020 MUP/REZ 04-024	Pala Mesa Highlands	West of Old Highway 395 between Pala Mesa Drive and Via Belamonte	84.6	Maximum of 130 SFR. Density 1.6 DU/acre. Lot sizes vary from 5,500 to 23,500 s.f., two parks totaling 4.3 acres, trails, 36.5 acres of open space. SPA to allow clustering.
4	TM 4729	Tedder TM	South side of Pala Mesa Drive, west of I-15, and east of Daisy Lane	29.5	Split lot into 13 SFR lots, ranging in size from 1.0 to 6.43 net acres.
5	TPM 20830	Hukari Subdivision	Northern terminus of Mountain View Road and West Lilac Road on west side of Bonsall	30	Minor residential subdivision with road improvements. 4 SFR lots plus one remainder lot (3.4 to 7.7 net acres each).
6	TM 5532 S 07-012	Frulla-Fallbrook Ranch	East of Old Highway 395 and Sterling View Drive (at Mission Road), Fallbrook	NA	11 SFR lots.
7	MUP 03-127	Los Willows Inn and Spa	532 Stewart Canyon Road	NA	Add additional units to a bed and breakfast.
8	TPM 20411	Reeve TPM	2987 Sumac Road, Fallbrook	8.8	Minor residential subdivision. 3 SFR lots (2-acre minimum).
9	TPM 20491	Evans TPM	West side of Sage Road between Sumac Road and Pala Road, Fallbrook	4.10	Minor subdivision into 2 residential/ agricultural parcels (2.00 and 2.10 acres). Private septic system.
10	TPM 20841	Bridge Pac West I TPM	3321 Sage Road, Fallbrook	15.90	Minor residential subdivision. 4 SFR lots plus one remainder lot (2.04, 2.08, 2.12, 2.14 and remainder 7.08 net acres).
				Dwelling Unit Subtotal	**1,414**

Table 1-14 (cont.)
CUMULATIVE PROJECTS IN THE VICINITY OF CAMPUS PARK

Map Key	Identifying Project No.	Project Name	Location	Area (acres)	Proposed Improvements
11	SPA 03-005 R 00-000 MUP 00-000 P 74-120W[1] P 74-121M[10] MUP 03-006 MUP 04-005	Pala Mesa Resort	2001 Old Highway 395 at Tecalote Lane, north of SR 76 and immediately west of I-15, Fallbrook	181.2	Specific Plan Amendment for modification and construction of new recreation and resort-related facilities. Addition of 186 resort rooms and wedding facility. Expansion of resort by 6 acres.
12	TPM 20431 S 98-006	Lung TPM	Citrus Drive and Calle Canonero, Fallbrook	10.7	Minor residential subdivision. 2 SFR lots (6.7 and 4.0 acres).
13	TPM 20440	Chipman TPM	East side of Citrus Lane between Peony Drive and Dos Niños, Fallbrook	13.54	Minor residential subdivision. 4 SFR lots plus one remainder lot, ranging from 2.13 to 2.85 net acres and remainder 4.00 net acres. Septic system.
14	TPM 20484	Bierman TPM	4065 Calle Canonero, Fallbrook, south of Vern Drive and west of Lorita Lane	9.91	Minor residential subdivision. 4 SFR lots, ranging from 2.01 to 2.19 net acres. Septic system.
15	S 04-026	Cooke Residence	3974 Citrus Drive between Wilt Road and Vern Drive	N/A	4,723 s.f. SFR.
16	TPM 20581	Treister TPM	Donut-shaped parcel surrounding 401 Ranger Road, Fallbrook	21.81	Minor residential subdivision. 4 SFR lots plus one remainder lot.
17	TPM 20793 03-02-068	Mission Ridge Road TPM	235 Mission Ridge Road, east of I-15 off Mission Road, Fallbrook	19.55	Minor residential subdivision. 4 SFR lots.
18	TM 5413	Rancho Alegre TPM	West side of Ranger Road approximately 0.4 mile north of Reche Road	70	Part of 116-acre subdivision (33 lots). This project consists of 20 lots in the eastern portion of property and proposes a different street alignment, grading, and lot arrangement.
19	TPM 20853	Rarick TPM	3261 Reche Road, Fallbrook	8.77	Minor residential subdivision. 4 SFR lots ranging from 2.02 to 2.25 acres. Septic system.
20	TPM 20936	Fernandez TPM	3838 Foxglove Lane, Fallbrook	10.4	Minor residential subdivision. 4 SFR lots. Minimum lot size 2 acres. 2 existing SFR on site.
21	TPM 20944	Rabuchin TPM	4065 Calle Canonero, Fallbrook	9.91	Subdivision of 2 lots into 4 SFR lots. 1 existing SFR on site.
22	NA	Pala Casino	Pala Road and Pala Mission Road	TBD	187,300 s.f. casino, hotel, theater.
Dwelling Unit Subtotal					**60**

Table 1-14 (cont.)
CUMULATIVE PROJECTS IN THE VICINITY OF CAMPUS PARK

Map Key	Identifying Project No.	Project Name	Location	Area (acres)	Proposed Improvements
23	MUP 87-021 RPL[2] REZ P87-001 RPL[2]	Rosemary's Mountain/ Palomar Aggregates Quarry	North side of SR 76, 1.25 miles east of I-15	96.4	Aggregate rock quarry and processing plants for concrete and asphalt. Approximately 22 million tons of rock would be mined over 20 years. Realignment of SR 76 from Project site west to I-15. Reclamation Plan to designate lower portion of site as water storage reservoir after completion of mining activities.
24	TPM 20542	Patapoff Minor Residential Subdivision	Southern end of Rainbow Hills Road	59.1	Subdivide property into 4 parcels (4.3, 4.2, 9.6, and 8 acres) plus remainder (33 acres).
25	TM 5321	Prominence at Pala	Pala Del Norte Road. 1/3 mile north of SR 76 and approximately two miles west of the Pala Indian Reservation	346.6	Subdivide the property into 30 SFR and 2 open space lots ranging in size from 4 to 96 acres.
26	NA	Palomar College North Education Center District Master Plan	East side of I-15 between Pankey Road and Pala Mesa Heights Drive	85	New community college campus to serve approximately 12,000 students, to include classroom and administration buildings, parking, open space, athletic fields, and off-site road, water, and sewer improvements.
27	NA	Caltrans Realignment of SR 76	From I-15 to west of Rice Canyon Road	NA	Realignment and widening of roadway, improvements to northbound I-15 on- and off-ramps.
28	NA	San Luis Rey Municipal Water District (SLRMWD) Water, Wastewater, and Recycled Water Master Plan	SLRMWD service area and vicinity, north and south of SR 76 between I-15 and Pala Temecula Road	Over 3,000	Exploration of pipeline and water storage options.
29	TM 5231 RPL[4] MUP 00-034	Pala Mesa Subdivision	Canonita Drive and Old Hwy 395, Fallbrook	30.48	39 condominium units.
30	TM 5276	West Lilac Farms	32542 Aqueduct Road and Via Urner, Bonsall	12.8	8 SFR lots.
31	TM 5346	Dabbs TM	32006 Aqueduct Road, Bonsall	38.4	9 SFR lots.
32	TM 5410	Marquart Ranch	West Lilac Road and Mesa Lilac Road, Bonsall	44.2	9 SFR lots. Includes improvements to West Lilac Road and Mesa Lilac Road, and drainage improvements.
33	TM 5449	Fallbrook Oaks	Reche Road and Ranger Road, Fallbrook	26	19 SFR lots.
Dwelling Unit Subtotal					**118**

Table 1-14 (cont.)
CUMULATIVE PROJECTS IN THE VICINITY OF CAMPUS PARK

Map Key	Identifying Project No.	Project Name	Location	Area (acres)	Proposed Improvements
34	TM 5469	Ridge Creek Drive	Ridge Creek east of Live Oak Park Road and Ridge Drive, Fallbrook	30.4	14 SFR lots.
35	TM 5499	Club Estates	SR 76 east of Cole Grade Road at Pauma Valley Drive	48.3	31 SFR lots.
36	TM 5540 MUP 07-007	Oak Tree Ranch TM	15560 Spring Valley Road	9.95	24 SFR.
37	TM 5545	Turnbull TM	32979 Temet Drive	22.9	17 lots.
38	TPM 20913	Wexler TPM	Luiseno Circle and Wasa Court, Valley Center	2.54	4 lots.
39	TM 5223	Shadow Run Ranch	15040 Adams Drive	263	54 SFR lots and 2 open space lots. MUP filed concurrently for Planned Residential Development that would cluster residential development on minimum 2-acre lots.
40	TPM 20896	Diana Acres	Adams Drive off SR-76, Pauma Valley		3 lots.
41	TPM 20804	Hunter Subdivsion	15550 Adams Drive	7.5	3 lots.
42	TPM 20538	Burge TPM	34487 Citracado Drive, Pala	12.58	4 lots plus remainder.
43	MUP 99-001	Pauma Valley Packing Company	34188 Hampton Road	4.14	Packing and processing plant.
44	MUP 00-030	Shadow Run Ranch/Schoepe-Pauma	14504 SR 76	263.17	13 lots.
45	TM 5508	Warner Ranch	Pala-Pauma	513	732 SFR lots, 168 condo units, community park, and fire station lot.
47	TPM 20451	De Jong/Pala Minor Subdivision	Canonita Drive between I-15 and Tecalote Drive	5.62	Minor residential subdivision. 3 SFR lots (1.03, 2.06 and 2.31 net acres).
48	TPM 20800	Crossroads Investors Minor Subdivision	Ranger Road, Fallbrook	15.5	Minor residential subdivision. 4 SFR lots plus one remainder lot. Existing SFR and grove on site.
49	TM 5217/ 5225/5227/ 5228 MUP 00-027	Chaffin/Red Mountain Ranch Subdivisions	Rainbow Glen Road and Red Mountain Dam Road, Fallbrook	455.9	TM 5217: Residential development with 29 SFR lots (2.28 to 18.33 acres) and 2 biological open space zones; TM 5225: 55 acres divided into 6 SFR lots (8.1 to 13.9 acres); TM 5227: 44.5 acres divided into 4 SFR lots (8.08 to 13.71 acres). TM 5228: 19.1 acres divided into 2 lots (8.4 and 10.7 acres).
50	TPM 20505	John Collins TPM	Margarita in Fallbrook	8.29	2 lots.
			Dwelling Unit Subtotal		**1,117**

Table 1-14 (cont.)
CUMULATIVE PROJECTS IN THE VICINITY OF CAMPUS PARK

Map Key	Identifying Project No.	Project Name	Location	Area (acres)	Proposed Improvements
51	TPM 21085	Brannon Trust TPM Remai	411 Yucca Road, Fallbrook		4+ lots.
52	TPM 20976	Dien N Do TPM	405 Ranger Road		4 SFR lots plus remainder.
53	TPM 20373	Tim Rosa TPM	2973 Los Alisos Drive	13	4 lots plus remainder.
54	TPM 20427	Leising TPM	1246 Via Vista	10.83	4 lots.
55	TPM 20434	Atteberry TPM	1166 Sierra Bonita	9	3 lots.
56	TPM 20980	Johnson TPM	3035 Trelawney Lane		2 lots.
57	TPM 20381	Chipman TPM	Camino Zasa, Fallbrook	24.5	4 lots plus remainder.
58	TPM 21047	American Lotus Bhuddist Association TPM	Reche Road at Rabbit Hill, Fallbrook	5.63	4 lots plus remainder.
59	TM 5547	Reche Road TM	3129 Reche Road, Bonsall	33.5	12 SFR lots.
60	TM 5158 RPL[3]	Palisades Estates	3880 Dos Niños Road/Elevado Road	408.4	51 lots.
61	TPM 19742	Dion TPM and time extension	3562 Canonita Drive	7.5	2 lots.
62	TPM 20476	Patricia Daniels TPM	3609 Canonita Road, Fallbrook	13.2	4 lots plus remainder.
63	TPM 20443	Cameron Subdivision	2644 Vista de Palomar, Fallbrook; North side of Vista de Palomar between Post Hill and Via Rancheros	11.31	Minor residential subdivision. 3 SFR lots (2.22, 2.44 and 6.37 acres). Septic system.
64	TPM 20473	Tesla Gray TPM	East end of Vista de Palomar, and north end of Old Post Road, Fallbrook	28.91	Minor residential subdivision. 4 SFR lots plus one remainder. Future development of 5 SFR.
65	TPM 20592	Aspel TPM	3107 Old Post Road, Fallbrook	7.32	Minor residential subdivision. 2 SFR lots (2.09 and 5.20 acres).
66	TPM 20317	James Patapoff TPM	2639 Via Alicia, Fallbrook	16.8	Subdivision of 16.8 acres into 4 lots plus remainder.
67	TPM 20503	Yew Tree Spring Water Corporation	3573 Diego Estates Drive, Fallbrook	7.48	3 residential lots.
68	TPM 20610	Haugh, Granger TPM	Live Oak Creek Circle and Gird Road, Fallbrook	12.94	4 lots.
Dwelling Unit Subtotal					**123**

Table 1-14 (cont.)
CUMULATIVE PROJECTS IN THE VICINITY OF CAMPUS PARK

Map Key	Identifying Project No.	Project Name	Location	Area (acres)	Proposed Improvements
69	TPM 20614 RPL[1]	Brown, Lee & Karen TPM	3850 Gird Road	6.46	3 lots.
70	TPM 20648	Pepper Drive TPM	3926 Flowerwood Lane	1.39	4 residential lots.
71	TM 4971	Surf Properties TM	3545 Vista Corona	46.89	15 lots.
72	TM 4908	Brook Hills TM	4061 La Cañada Road, Fallbrook	96.71	35 lots.
73	MUP 02-011	Latter-Day Saints/Via Monserate	Fallbrook	7.96	17,000 s.f. church and meeting rooms.
74	TM 4976 RPL[4]	Leeds and Strausss TM	North side of Olive Hill Road, near intersection with SR-76, Bonsall	45.76	17 SFR lots. TM time extension until September 13, 2009.
75	TM 5398	Murray Davidson	3956 Pala Mesa Road, Bonsall	4.28	7 lots.
76	TPM 20173	Shamrock Partners TPM	Shamrock Road, Bonsall	10	3 lots.
77	TPM 20851	Crook TPM	32179 Shamrock Road		5 lots.
78	TM 5275	Tabata TM	1061 McDonald Road	4.96	8 lots.
80*	TPM 20932	Murray Davidson TPM	3956 Pala Mesa Road, Fallbrook		Subdivision of 1 lot into 4 SFR lots plus remainder.
81	TPM 21076	Sumac TPM	3111 Sumac Road		4 lots.
82	S 03-024	Janikowski SFR	9686 Pala Road (SR 76), Fallbrook; on north side of SR 76	5.12	3,200 s.f. SFR.
83	TPM 19827	Kratochvid TPM; expired map	Old Highway 395	12.3	4 lots.
84	TPM 20319	Kohl TPM	7641 Mount Ararat Way, Bonsall	9.71	4 lots plus remainder.
85	TPM 20541	Woodhead TPM	Mt. Ararat Way, Bonsall	12.54	4 lots plus remainder
86	TPM 20596	Rockefeller TPM	9590 Lilac Way, Valley Center	5	2 lots.
87	TPM 20763	McNulty TPM	32171 Dos Niñas	5.19	2 lots.
				Dwelling Unit Subtotal	**121**

Table 1-14 (cont.)
CUMULATIVE PROJECTS IN THE VICINITY OF CAMPUS PARK

Map Key	Identifying Project No.	Project Name	Location	Area (acres)	Proposed Improvements
88	TPM 20689	Stehly TPM	Corner of Viking Grove Lane/Man Tan Road, Valley Center (adjacent to TPM 20690)	12.7	4 SFR lots and remainder.
89	TPM 20845	Sanders TPM	West Lilac Road, 1.25 miles west of Old Highway 395		4 lots plus remainder lot.
90	S 02-061	Pala Shopping Center	On Old Highway 395 just northwest of the intersection of I-15 and SR 76	3.88	Addition of 5 commercial buildings to an existing commercial site with grocery store.
91	TPM 21156	Monserate TM	3624 Monserate Hill Road	24.6	4 lots plus remainder lot..
92	TPM 21075	Dimitri, Diffendale, and Kirk TPM	Monserate Hill Road and Monserate Place		4 lots.
93	TPM 20994	Madrigal TPM	1055 Rainbow Valley Boulevard near Old Hwy 395		3 lots.
94	MUP 07-009	Orange Grove Power Plant	4 miles northeast of I-15 on Pala del Norte Road, north of SR 76	8.5	96-megawatt power generation facility.
95	37-AA-0032	Gregory Landfill	Approximately 3.5 miles east of I-15 on SR 76	1,770	Landfill site for solid waste.
96	S 99-057 S 99-029 S 89-081 P 81-023 SPA 84-02 P 81-023	Meadowcreek Lake Rancho Viejo	Just east of I-15 and southeast of the San Luis Rey River and Pala Mesa Drive	NA	16 SFR as part of previously approved SFR development.
97	TPM 20467	Schillig TPM	West side of Reche Road at intersection with Live Oak Park Road	6.7	Minor residential subdivision. 2 SFR lots (3.0 and 3.7 acres).
98	TPM 20534	Berk TPM	West side of Sunnycrest Lane between Moonshadow Ridge and Winterhaven Road, Fallbrook	6.01	Minor residential subdivision. 4 SFR lots plus remainder (1.13, 1.13, 1.29, 1.29 and remainder 1.17 net acres).
99	TM 5514 GPA 06-011 SPA 06-007 REZ 06-013	Castle Creek Senior Condos	Intersection of Circle R Drive and Old Castle Road, adjacent to Castle Creek Golf Course, Valley Center	3.7	63 senior condominiums.
			Dwelling Unit Subtotal		**104**

Table 1-14 (cont.)
CUMULATIVE PROJECTS IN THE VICINITY OF CAMPUS PARK

Map Key	Identifying Project No.	Project Name	Location	Area (acres)	Proposed Improvements
100	TPM 20710	Valentine Trust TPM	North end of Oak Glade Drive off Reche Road at Stage Coach Road	5.36	Minor residential subdivision. 4 SFR lots plus one remainder lot, ranging from 0.355 to 1.886 DU per acre.
101	TM 5364	Daniels Tract	Off Green Canyon Road, Fallbrook	11.22	10 SFR lots.
102	TPM 20397	Tartar TPM	2086 Fuerte Street, Fallbrook	2.33	Minor residential subdivision. 2 SFR lots (1.01 and 1.00 net acres).
103	TPM 20446	McConnell TPM	2363 Mission Road, Fallbrook	5.09	Minor residential subdivision. 4 SFR lots. Septic system. 1 existing house to remain.
104	TPM 20359	Aguilar TPM	At the terminus of Beavercreek Lane, approximately 0.25 mile south of Alvarado Street	19.0	Minor residential subdivision. 4 SFR lots plus remainder (1.00, 1.06, 1.19, 9.35 and remainder 6.26 net acres).
105	TPM 20642	Laus TPM	2038 Pomegranate Lane, Fallbrook	1.09	2 lots. 1 existing SFR occurs on site.
106	TPM 20928	Alkema TPM	302 Sky Vista Way, Fallbrook	2.18	Minor residential subdivision. 3 SFR lots (0.53, 0.54, and 1.08 acres). 1 existing SFR on site.
107	TPM 20799	Stehly Caminito Quieto TPM	32009 Caminto Quieto at West Lilac Road	11.69	4 lots.
108	TM 5427 REZ 05-006	Bonsall Subdivision	South side of West Lilac Road, Bonsall, bordering Ascot Park Estates, to Camino del Cielo, Bonsall	52.96	11 SFR with minimum 2-acre lot size and 78 MFR plus golf course and biological open space zone.
109	ZAP 03-006	Cingular Wireless Facility	1907 Carriage Lane, Fallbrook	N/A	Wireless facility consisting of one 18- by 10-foot high equipment shelter with antennae.
110	TM 5243	Vande Vegte TM	Beavercreek Lane, Fallbrook	14.27	Residential development with 8 SFR lots ranging from 1.0 to 1.66 acres, plus one 2.61-acre open space lot.
111	TM 5177	Brook Forest	Betsworth and Frace Road, Valley Center	226	84 SFR lots.
112	TM 5264 RPL[3] BC 01-0207	Choi TM	Pico Road north of Camino Del Rey, Bonsall	107.1	9 SFR lots ranging from 5.3 to 19.3 net acres.
113	TM 5446	Oak Glen	Oak Glen Road and West Oak Glen Road, Valley Center	19.7	9 SFR lots ranging from 2.0 to 2.4 acres.
Dwelling Unit Subtotal					**229**

Table 1-14 (cont.)
CUMULATIVE PROJECTS IN THE VICINITY OF CAMPUS PARK

Map Key	Identifying Project No.	Project Name	Location	Area (acres)	Proposed Improvements
114	TPM 21010	Heald TPM	1224 Pepper Tree Lane	11.41	4 lots plus remainder.
115	TM 5458	VC Development	Valley Center Road and Molly Anne Court/North Lake Wohlford Road, Valley Center	17.4	8 SFR lots ranging from 2.0 to 3.2 acres.
116	TM 5478	Rabbit Run	Duffwood Lane and Fruitvale Road, Valley Center	23.5	10 SFR lots ranging from 2.03 to 4.02 acres. 1 existing SFR on site.
117	TM 5494	Froehlich TM	Double K Road, Valley Center	NA	Subdivision of 2 existing lots into 6 SFR lots.
118	TPM 20957	White Fox Run TPM	242 White Fox Run	15	4 SFR lots plus a remainder lot, with existing and additional designated biological open space easements. Active agriculture.
119	TM 5502	Baldwin TM	De Luz and Shady Lane, Fallbrook	31.9	13 SFR lots.
120	TM 5503	Lee Alvarado #2	Alvarado Street and Summit Avenue, Fallbrook	1.94	10 SFR lots ranging from 6,000 to 9,150 net s.f.
121	TM 5507	Orchard Vista TM	13278 Orchard Vista Road, Valley Center	26	10 SFR lots. Possible rezone request to allow 2-acre lots instead of 4-acre lots.
122	TM 4731	MacLachlan Project	2250 Pomegranate Lane	14.37	21 lots.
123	TM 4713	Pepper Tree Park	1654 South Mission Road, Fallbrook	75	Time extension for approved uses, including 73 SFR and 14+ acres of general commercial/office.
124	TM 5248	Vande Vegte TM	910 East Elder Street	1.62	7 SFR lots.
125	TM 5190	Uchimura TM	1115 Dallas Road	11.43	16 lots.
126	TM 5220	Lash TM	Camino de Nog Court, Fallbrook	16.24	20 SFR lots.
127	TM 4972	Heritage Homebuilders TM	1812 Reche Road	28	40 SFR lots.
128	TM 4784	Kesonovich TM	817 Hillcrest Trail	10.87	18 lots (0.5 acre each).
129	TM 5214	Harvest View Estates	2405 Hummingbird Hill Lane	6.35	9 lots.
140	TM 5168	Heritage Oaks TM	1812 Reche Road	28.65	40 SFR lots plus 10 acres of open space.
131	TM 5350	Calavo Subdivision	Calavo Road and Sea Larke Road	3.7	6 SFR lots.
Dwelling Unit Subtotal					**318**

Table 1-14 (cont.)
CUMULATIVE PROJECTS IN THE VICINITY OF CAMPUS PARK

Map Key	Identifying Project No.	Project Name	Location	Area (acres)	Proposed Improvements
132	TM 5293	Barr Ranch TM	Morro Road Fallbrook	8.39	23 lots plus 1 lot for detention basin.
133	TPM 20353	Reich TPM	2293 Audrey Court	6.25	4 lots plus remainder.
134	TPM 20385	Reich TPM	Fallbrook	2.93	4 lots plus remainder for eventual SFR development. Includes 36,642 s.f. of commercial.
135	TPM 20382	Stephens TPM	1139 South Stage Coach Lane	4.68	4 lots plus remainder.
136	TPM 20432	Hormuth TPM	279 Bottlebrush Way	9.8	4 lots plus remainder.
137	TPM 20494	Arkeder TPM	3923 La Cañada Road	10.38	4 lots.
138	TPM 20603	Amos Family Trust TPM	Bottlebrush Way, Fallbrook	3.18	2 lots plus remainder (open space easement).
139	TPM 20562	White TPM	Fallbrook	5.28	2 SFR lots.
140	TPM 20546	Jeannette Shields TPM	1209 South Stage Coach Lane, Fallbrook	2.94	4 lots plus remainder.
141	TPM 20545	William Pinder TPM	1413 Devin Drive	2.94	4 lots plus remainder.
142	TPM 20486	Zebu TPM	606 Via Cumbres, Fallbrook	6.41	2 lots.
143	TPM 20722	Compton TPM	2591 Gumtree Lane, Fallbrook	8.5	4 SFR lots plus remainder.
144	TPM 20714	Grimm-Linda TPM	3858 Linda Vista Drive, Fallbrook	8.48	Subdivision of 2 lots into 4 lots. 1 SFR currently exists.
145	TPM 20643	Sanacore TPM	1354 Ram Lane	4.84	4 lots plus existing residence.
146	TPM 20684	Smith and Butler TPM	855 East Alvarado Street	N/A	2 lots.
147	TPM 21037	Keaker TPM	Oak Glade Drive off Recho Road, Fallbrook		4 lots.
148	TM 5268	The Arbors	Gum Tree Lane and Stage Coach Lane and East Mission Road, Fallbrook	11.9	15 SFR lots.
149	TM 5510	Pacifica Estates	2270 South Mission Road	17.3	26 lots (22 SFR, 2 open space, and 2 stormwater basins).
150	TM 5493 MUP 06-003	Elder Subdivision	Elder Road and Murrow Road	1.64	14 MFR on 7 lots.
				Dwelling Unit Subtotal	**129**

Table 1-14 (cont.)
CUMULATIVE PROJECTS IN THE VICINITY OF CAMPUS PARK

Map Key	Identifying Project No.	Project Name	Location	Area (acres)	Proposed Improvements
151	TM 5387 MUP 04-032 MUP 04-040	Las Casitas	Camino Del Cielo, Bonsall	1.74	12 MFR units.
152	TPM 20829	Mingo TPM	270 Palomino Road, Fallbrook	1.41	4 residential lots plus remainder.
153	TPM 20901	Rosemere Lane TPM	Rosemere Lane off Golden Road, Fallbrook	1.59	4 lots plus remainder.
154	TPM 19640	Laus TPM	2038 Pomegranate Lane, Fallbrook, off Stage Coach Road	1.09	Minor residential subdivision. 2 SFR lots.
155	TPM 20833	Ferraro TPM	1644 Cuatro Lane, Fallbrook	7.6	4 residential lots plus remainder.
156	TPM 20908	Palomar Drive Subdivision	4318 Palomar Drive, Fallbrook	10.3	Minor residential subdivision. 4 SFR lots. Minimum lot size 2 acres. 2 existing SFR on site.
157	TPM 20876	Constant Creek TPM	Constant Creek Road, Fallbrook	5.08	4 residential lots plus remainder.
158	TPM 20584	Zebu Construction TPM	462 Golden Road	3.27	5 SFR lots plus remainder lot.
159	TM 5498	Golf Green Estates	Old River Road and Camino Del Rey, Bonsall	29.45	116 SFR lots.
160	TPM 20914	Enander TPM	941 East Alvarado Street	2.26	4 SFR lots plus remainder.
161	MUP 00-006-01/00-006-02/ 00-006-03	The Crest (Shady Grove)	Gum Tree Lane and Stagecoach Lane, Fallbrook	NA	Revised plot plan for previously approved map (TM 5195) for planned 101-lot residential development. Reduced front yard setback; addition of 2 new home types.
162	MUP 00-040	St. John's Episcopal Church	324 Stagecoach Lane	5.42	New church facilities: 10,000 s.f. church, 8,100 s.f. parish hall, 6,000 s.f. meeting rooms, 2,500 s.f. administrative office, and parking.
163	TM 5544 MUP 07-013	Catalpa Lane TM	442 Catalpa Lane, Fallbrook	2.79	18 SFR lots. 2 existing residences would be removed.
164	MUP 07-001	Margate Group Home	1530 Hillcrest Lane	NA	Expansion of existing group care facility from capacity of 6 people to 10 people. No exterior improvements, except 6-foot high fencing on west, east, and south sides.
165	TPM 20785	Younis	170 North Barhaven Lane, Fallbrook	2.74	4 SFR lots.
166	TPM 20924	Kirk and Krippner TPM	Armdale Road/Rod Street, Fallbrook	3.1	4 residential lots.
167	TPM 20972	Amkraut TPM	1461 Green Canyon Road	2.76	4 lots.
Dwelling Unit Subtotal					**288**

Table 1-14 (cont.)
CUMULATIVE PROJECTS IN THE VICINITY OF CAMPUS PARK

Map Key	Identifying Project No.	Project Name	Location	Area (acres)	Proposed Improvements
168	TPM 20948	Butts TPM	1001 East Alvarado Street	2.26	4 SFR lots plus remainder. 1 existing SFR and accessory structures to be removed.
				Dwelling Unit Subtotal	**4**
				TOTAL DWELLING UNITS FOR CUMULATIVE PROJECTS, EXCLUDING THE PROPOSED PROJECT	**4,021**
-	TM 5338 RPL[5]	Campus Park (Proposed Project)	Northeast of SR 76 and I-15	416.1	521 SRF, 555 MFR, 61,200 s.f. commercial, 157,000 s.f. office professional, parks, open space
				DWELLING UNITS GRAND TOTAL	**5,097**

* Project No. 79 (Berezousky TPM) has been withdrawn.
MFR = multi-family residential
MUP = Major Use Permit
NA = not available
REZ = Rezone
RPL = Replacement Map
S = Site Plan
s.f. = square feet
SFR = single-family residential
TM = Tentative Map
TPM = Tentative Parcel Map
ZAP = Minor Use Permit

Table 1-15
SUMMARY OF ENVIRONMENTAL IMPACTS OF RELATED PROJECTS

Map Key	Project Number Issued by Agency	Project Name	Land Use & Planning	Agricultural Resources	Geologic Issues	Hydrology/Water Quality	Air Quality	Transportation/ Circulation	Biological Resources	Noise	Public Services	Utilities & Services	Aesthetics	Cultural Resources	Hazards	Notes
COUNTY OF SAN DIEGO																
1	TM 5354 SP 0401 GPA 04-02 R 04-04 S 04-007	Meadowood	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	Environmental Initial Study dated April 9, 2004 identified potentially significant impacts in all areas. October 12, 2007 letter stated project included as a hand-lined project in the North County MSCP. Major issues to resolve as of December 14, 2007 County letter: water and sewer availability and possible on-site WTP. Agriculture: approximately 250 of 360 acres are citrus and avocado orchards; all but 49.3 acres would be converted to residential uses. Biology: NNG, chaparral and CSS known to be present. Cultural Resources Report (2006) identified avoidance measures and recommended monitoring to ensure no impacts to possible buried cultural deposits. Public Review of EIR September/October 2009.
2	TM 5424, S 05-014, ER 05-02-009 SPA 05-001 GPA 05-003 REZ 05-005	Campus Park West	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	Planning Commission approved an RPO exemption for two alternative road crossings of wetland area on July 23, 2004. Applicant response (August 29, 2005) to June 28, 2005 County scoping letter identified need to coordinate with neighboring projects, annex to County Water Authority and obtain water and sewer service availability letters, revise site plan to conform with I-15 Design Guidelines, redesign entrance road/Circulation Element road, remove non-permitted radio-controlled flying club use, and obtain NCFPD fire service availability letter. June 30, 2006 letter required possible project re-design to comply with GP Update residential density requirements (maximum 1,000 to be allocated between Meadowood and Campus Park West Projects). October 8, 2007 letter required possible project redesign to comply with new storm water requirements. Project included as a hard-lined development project in the North County MSCP on October 12, 2007. Cultural Resources Report (2004) identified recordation measures and recommended monitoring to ensure no impacts to possible buried cultural deposits.
3	TM 5187 RPL[11] SPA 99-005 MUP 99-020 R 99-020 MUP/ R 04-024	Pala Mesa Highlands	LS	LS	LS	LS	LS	SM	SM	SM	LS	LS	SM	LS	LS	Final Subsequent EIR dated June 2007. Mitigation required improvements to Old Highway 395; TIF fair share contribution to signal at Old Highway 395; open space easements to protect Engelmann oak, 16.3 acres of CSS, and 1.0 acre of NNG; off-site mitigation for 17.4 acres of CSS and 12.2 of acres NNG; revegetation plan; biological resources monitor to mitigate for impacts to habitat, CAGN, raptors, migratory birds, and other sensitive wildlife; impacts to 0.01 acre of CDFG and Corps non-wetland jurisdictional waters to be mitigated at 3:1 ratio; sound walls to mitigate for traffic noise impacts; and vegetation/screening to mitigate visual impacts due to cut slopes.
4	TM 4729	Tedder TM	LS	LS	LS	LS	LS	LS	SM	LS	LS	LS	SM	LS	LS	MND issued August 13, 1992, requiring two open space easements to mitigate visual impacts and one open space easement to protect oak woodland in two on-site drainage swales. Portions of site planted with avocado trees as of January 2000. On January 27, 2000, decision approved for time extension, with no new significant impacts expected and no new CEQA document required. Open space easements recorded August 13, 2003.
5	TPM 20830 ER 04-02-043	Hukari Subdivision	LS	LS	LS	LS	LS	SM	SM	LS	LS	LS	LS	LS	LS	Revised MND dated June 7, 2007 included the following mitigation measures: TIF payment, biological open space easement to protect RPO wetland buffer, 1.6 acres of southern cottonwood willow riparian forest, 1.37 acres of CLOW, and 0.67 acre granitic SMC. Because 0.48 acre of granitic SMC would be impacted, 0.24 acres of this habitat to be purchased as mitigation. A total of 26.42 acres of orchard and vineyard would be impacted.

Table 1-15 (cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS OF RELATED PROJECTS

Map Key	Project Number Issued by Agency	Project Name	Land Use & Planning	Agricultural Resources	Geologic Issues	Hydrology/Water Quality	Air Quality	Transportation/ Circulation	Biological Resources	Noise	Public Services	Utilities & Services	Aesthetics	Cultural Resources	Hazards	Notes
COUNTY OF SAN DIEGO (cont.)																
6	TM 5532 S 07-012	Frulla-Fallbrook Ranch	LS	LS	LS	PS	LS	PS	SM	PS	LS	LS	PS	PS	LS	Biology Letter Report dated March 5, 2007 identified impacts to 4.78 acres of CSS, 72 acres of CLOW, 13.79 acres of SMC, 1.05 acres of SWS, 1.52 acres of non-native vegetation, 2.07 acres of disturbed habitat, 1.86 acres of urban/developed areas, and 15.08 acres of orchards/vineyards. Required mitigation would include 9.56 acres (2:1 ratio) of CSS, 2.16 acres (3:1 ratio) of CLOW, and 13.79 acres (1:1 ratio) of SMC, as well as avoidance of SWS. Biological open space easement for wetlands and an option for CSS easement or off-site mitigation. Agricultural Resources Assessment dated May 25, 2007 stated that the site supports avocados. LARA model rating is 5 due to low quality soils; impacts less than significant. County scoping letter dated May 30, 2007 identified potentially significant impacts to cultural, visual, noise, and hydrology/water quality. Historic residence identified; no significance determinations or preservation recommendation noted.
7	MUP 03-127	Los Willows Inn and Spa	LS	LS	LS	LS	LS	PS	SM	LS	LS	LS	LS	LS	LS	Scoping letter dated January 21, 2004 noted the change of project from a bed and breakfast place to a resort inn. It required biology study plus standard requirements. 1st Iteration Review of IS dated July 28, 2004 identified CLOW on site. Mitigation would be required, potential open space easements for biological/wetland buffers and CSS impacts. Potentially significant traffic impacts.
8	TPM 20411	Reeve TPM	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	SM	LS	LS	MND dated April 1, 1999 and approved May 20, 1999 required open space easement for protection of steep slopes.
9	TPM 20491	Evans TPM	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	January 10, 2000 decision to accept previous MND for site (TPM 20084) dated March 30, 1993, since no significant changes are included in the new project.
10	TPM 20841	Bridge Pac West I TPM	LS	LS	LS	LS	LS	LS	SM	LS	LS	LS	LS	NI	LS	MND approved April 28, 2006 required biological open space easement. No cultural resources sites recorded.
11	SPA 03-005 ER 73-02-078 MUP 03-006; 04-005 P 74-120W[1] P 74-121M[10]	Pala Mesa Resort	PS	LS	LS	PS	PS	PS	PS	PS	PS	PS	PS	NI	PS	Original EIR for resort dated January 24, 1974. Specific Plan Amendment for new modifications/expansion subject to Subsequent EIR. Scoping letter dated January 15, 2005, indicated potentially significant impacts in all areas except agricultural resources and geologic issues. The site supports DCSS, southern mixed chaparral, non-native grasslands, coastal live oak woodland, and riparian/wetland habitats, including drainages that may qualify as state or federal jurisdictional waters. Several pairs of CAGN currently reside in other areas within the Pala Mesa Private Development Plan; therefore a Biological Resources Report is required. Screencheck EIR pending. No cultural resources sites recorded.
12	TPM 20431 S 98-006	Lung TPM	LS	LS	LS	LS	LS	LS	SM	LS	LS	LS	LS	LS	LS	MND dated August 30, 1999 required easements for steep slopes, fire protection and biological resources (oak riparian forest and creeks, on east and south boundaries).
13	TPM 20440	Chipman TPM	LS	LS	LS	LS	LS	LS	SM	LS	LS	LS	LS	LS	LS	MND dated August 5, 1999 and approved November 9, 1999 required open space easements for fuel management and biological resources (oak woodland).
14	TPM 20484	Bierman TPM	LS	LS	LS	LS	LS	LS	SM	LS	LS	LS	LS	LS	LS	MND dated March 23, 2000, required open space easements for fuel management and biological resources (0.96 acre for southern arroyo willow riparian forest).
15	S 04-026	Cooke Residence	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	Categorical Exemption May 11, 2005.
16	TPM 20581	Treister TPM	LS	LS	LS	LS	LS	LS	SM	LS	LS	LS	LS	LS	LS	MND dated May 22, 2003, revised October 8, 2003, and approved October 9, 2003. All impacts less than significant except impacts to 2.2 acres of DCSS. Total of 1.7 acres to be placed in open space easement on site; 0.5 acres of high quality DCSS to be purchased off site as mitigation. CAGN or SKR are not likely to occur on site.

Table 1-15 (cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS OF RELATED PROJECTS

Map Key	Project Number Issued by Agency	Project Name	Land Use & Planning	Agricultural Resources	Geologic Issues	Hydrology/Water Quality	Air Quality	Transportation/ Circulation	Biological Resources	Noise	Public Services	Utilities & Services	Aesthetics	Cultural Resources	Hazards	Notes
COUNTY OF SAN DIEGO (cont.)																
17	TPM 20793	Mission Ridge Road TPM	LS	LS	LS	PS	LS	PS	SM	LS	LS	LS	LS	NI	LS	MND approved January 14, 2008 required open space easement for biological resources and habitat mitigation credits for 0.54 acre of coast live oak woodland, 1.79 acres of CSS, 0.21 acre of granitic southern mixed chaparral, 1.06 acre of NNG, and restrictions on brushing/clearing/grading during CAGN breeding season. No cultural resource sites recorded.
18	TM 5413 ER 02-043A	Rancho Alegre	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	LS	NA	No archaeological sites detected. Hydrologic and Stormwater plans dated Dec. 12, 2004. Withdrawn.
19	TPM 20853	Rarick TPM	LS	LS	LS	LS	LS	SM	LS	LS	LS	LS	LS	LS	LS	Biological technical report not available as of February 2008, but letter indicates that site meets requirements of Habitat Loss Permit exception. No CAGN. Less than one acre of DCSS. Agricultural resources report dated December 2004 concludes no direct or cumulative impacts expected. Cultural resources study dated September 23, 2004 showed negative findings. TIA indicates cumulative impacts to be mitigated by payment of TIF or fair share. 48 ADT. Site is in Mineral Zone 3. September 19, 2005 County letter granted due date extension. No further correspondence/reports available as of February 7, 2008.
20	TPM 20936	Fernandez TPM	LS	PS	LS	PS	LS	SM	PS	LS	LS	LS	LS	NI	LS	AEIS dated May 10, 2005 identified potential loss of avocado groves, biological issues, and possible drainage issues. Cultural Resources Survey Report dated July 18, 2005 indicated results of survey were negative. Scoping letter dated June 8, 2005. Potential issues to biological resources (site contains CSS and NNG). Because of traffic issues, applicant must pay TIF to mitigate project impacts.
21	TPM 20944	Rabuchin TPM	LS	PS	LS	PS	LS	PS	PS	LS	LS	LS	LS	PS	LS	Scoping letter dated July 15, 2005. Site contains natural drainage considered a wetland under RPO. A hydrology study was required. 1st Iteration review of IS dated June 15, 2006 stated that Biological Report was waived.
22	NA	Pala Casino	NI	NI	LS	SM	LS	SM	NI	SM	SM	LS	LS	NI	LS	Final Tribal EIR dated March 28, 2007. Potential impacts to noise would be mitigated by constructing during the daytime only. Tribe will negotiate with County to mitigate impacts to local public services. To mitigate a net increase of water demand, a new well will be built. Impacts to traffic are considered significant, but mitigable. Based on EIR, the Project is estimated to generate 1,113 ADT with 68 PM peak hour trips (34 in/34 out). The majority of traffic would be on I-15 to SR 76. This impact would be lessened with the expansion of SR 76 and signalization of several intersections.
23	MUP 87-021 RPL[2] RP87-001 RPL[2]	Rosemary's Mountain/Palomar Aggregates Quarry	SM	LS	LS	SM	SM	SM	SM	SM	LS	LS	SM	NI	SM	FEIR approved March 5, 1997, but implementation delayed by subsequent litigation. FEIR noted 514 ADT (462 heavy truck trips plus 62 passenger car trips), with no significant project impacts to circulation, but difficult and dangerous access without realignment of SR 76. Project to pay for this plus fair share of future improvements/ maintenance of I-15 and SR 76. FEIR identified 88.8 acres of biological impacts, including 27.3 acres of low value DCSS, 9.4 acres of chaparral, 1.3 acres of oak woodland, 0.3 acre of southern willow scrub, and 50.5 acres of disturbed habitat (including 3.2 acres of LBV habitat [part of the 12.0-acre SR 76 realignment impact]). Traffic noise to indirectly impact 17.8 acres of existing and potential LBV and southwestern willow flycatcher habitat, of which 1.9 acres require mitigation. No CAGN. Potential impacts to horned lizard, orange-throated whiptail, and arroyo toad habitat. Mitigation: combination of preservation and revegetation on and off site. FEIR notes visual impacts mitigated to less than significant. No cultural resources recorded. Still in litigation as of February 7, 2008.

Table 1-15 (cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS OF RELATED PROJECTS

Map Key	Project Number Issued by Agency	Project Name	Land Use & Planning	Agricultural Resources	Geologic Issues	Hydrology/Water Quality	Air Quality	Transportation/ Circulation	Biological Resources	Noise	Public Services	Utilities & Services	Aesthetics	Cultural Resources	Hazards	Notes
COUNTY OF SAN DIEGO (cont.)																
24	TPM 20542	Patapoff Minor Subdivision	LS	LS	LS	LS	LS	LS	LS	SM	LS	LS	LS	LS	LS	MND dated January 10, 2003. Project would need to include noise protection easements over four lots. Project does not contain Prime Farmland or Farmland of Statewide Importance, but does contain Unique Farmland and encompasses 59.1 acres of mostly avocado groves. Due to the large size of the lots, the impact to existing agriculture would not be significant. Biological letter report dated December 7, 2000 states no sensitive, threatened, or endangered species are likely to occur due to intense agricultural operations. 48 ADT.
25	TM 5321	Prominence at Pala	LS	LS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	IS/Environmental Checklist Form dated April 10, 2006. Potential QCB area. CSS and chaparral of very high habitat value present. Need to annex to NCFPD for fire service. Potential septic issues. Potential for cultural resources due to location on traditional lands. County letter dated April 14, 2006 required preparation of an EIR based on potentially significant impacts identified in IS. EIR not yet available as of February 6, 2008.
26	NA	Palomar College North Education Center District Master Plan	LS	LS	LS	LS	LS	SU	SM	SM	LS	LS	SU	SM	LS	The August 2007 DEIR identifies significant and unavoidable impacts to aesthetics (cumulative) and several intersections and roadways (direct and cumulative; 3,400 ADT). Significant impacts that can be mitigated to below a level of significance include biological resources (3.47 acres of DCSS, 21.63 acres of coyote brush, 72.96 acres of NNG, 0.26 acre of alkali meadow, 0.15 acre coastal freshwater marsh, 0.07 acre of southern cottonwood-willow riparian forest, 0.31 acre of southern willow scrub, CAGN, LBV, southwestern willow flycatcher, migratory birds, other wildlife species, indirect impacts, and cumulative habitat impacts), cultural resources (CA-SDI-682 and -16,890), traffic and mechanical equipment noise, and unknown paleontological resources. Significant cultural resources impacts can be mitigated below a level of significance. County does not have jurisdiction for this Project.
27	NA	Caltrans Realignment of SR 76	PS	LS	LS	LS	LS	LS	PS	PS	LS	LS	PS	LS	LS	Draft EIR/EIS dated September 2007. Most significant impacts (with the preferred alternative) would be associated with biology, but some homes and businesses would be displaced, some park land would be impacted, and visual and noise impacts could be significant. The preferred alignment would have permanent impacts to 20.16 acres of southern cottonwood willow riparian forest, 0.90 acre of disturbed wetland, 6.28 acres of SCLORF, 0.31 acre of SWS, 1.09 acres of mulefat scrub, 0.56 acre of coastal and valley freshwater marsh, and 0.18 acre of emergent wetland, and temporary impacts to 14.90 acres of southern cottonwood willow riparian forest, 1.50 acres of disturbed wetland, 0.78 acre of SCLORF, 0.05 acre of SWS, 0.22 acre of coastal and valley freshwater marsh, and 0.19 acre of emergent wetland. Permanent impacts to 31.81 acres and temporary direct impacts to 21.70 acres of CDFG jurisdictional waters under the preferred alternative. The preferred alternative would result in permanent, direct impacts to three arroyo toad breeding population locations, four pairs of CAGN, 6.41 acres of CAGN critical habitat, and three pairs of LBV. Also, 28.66 acres (permanent impact) and 16.9 acres (temporary impact) to least Bell's vireo critical habitat; and 25.68 acres (permanent impact) and 19.69 (temporary impact) to southwestern willow flycatcher critical habitat.

Table 1-15 (cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS OF RELATED PROJECTS

Map Key	Project Number Issued by Agency	Project Name	Land Use & Planning	Agricultural Resources	Geologic Issues	Hydrology/Water Quality	Air Quality	Transportation/ Circulation	Biological Resources	Noise	Public Services	Utilities & Services	Aesthetics	Cultural Resources	Hazards	Notes
COUNTY OF SAN DIEGO (cont.)																
28	NA	San Luis Rey Municipal Water District (SLRMWD) Water, Wastewater and Recycled Water Master Plan	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	NOP for EIR dated July 11, 2006 lists all identified issue areas as potentially significant. No County records available.
29	TM 5231	Pala Mesa Subdivision	PS	LS	LS	LS	LS	PS	PS	LS	LS	LS	PS	LS	LS	Scoping letter dated July 9, 2007 requires EIR addendum to address potentially significant biological, visual, and community character impacts. Visual impacts due to high slopes and walls. Community character issues are inconsistent designs, conflicts with adopted plans, dividing physical community, incompatible with existing land use. Impacts to CSS. Potential impacts to CAGN, SKR, and Pacific kangaroo rat. Letter dated January 2, 2008 stated that traffic impacts could cause inadequate LOS for Old Highway 395.
30	TM 5276	West Lilac Farms	LS	LS	LS	LS	LS	PS	PS	LS	LS	LS	LS	LS	LS	NOI to adopt the MND and the associated MND were distributed for public review on September 14, 2006. The MND was subsequently revised on July 20, 2007 and the NOD was filed on August 6, 2007. The MND was presented to the Planning Commission on October 17, 2007; however, no record of their decision was located in the project file. The July 2007 version of the MND identified potential impacts to biological resources and traffic. The potential biological impacts to on-site wetlands and southern coast live oak riparian forest would be avoided through preservation within an open space easement. Impacts to 13.4 acres of NNG and the associated raptor foraging are proposed to be mitigated at a 0.5:1 ratio. Potential impacts to turkey vulture were also identified and mitigated. 336 ADT. While no direct traffic impacts would occur, the project would cause a cumulative impact by adding traffic to intersections that operate below acceptable levels. This impact would be mitigated through payment of TIF.
31	TM 5346	Dabbs TM	LS	PS	LS	PS	LS	PS	LS	PS	LS	LS	LS	LS	LS	Scoping letter dated January 14, 2004 identified the potential for wetlands. Site is currently a nursery and considered unique farmland (former citrus groves). There could be significant noise impacts (site adjacent to I-15 and Old Highway 395), and would add 108 ADT to Old Highway 395. June 7, 2006 letter (2nd iteration of IS) detailed further traffic impacts to Old Highway 395 need be addressed, the need for noise easements, and identified impacts to CSS. Agriculture. Conversion Analysis dated February 2005. Site was used for citrus, though not significant by LESA analysis (score of 19.49), thus no mitigation is required. Biological Survey Letter Report dated February 11, 2005 indicated that no jurisdictional drainages occur, no listed plants on site. No impact to sensitive species. Acoustical Analysis Report dated April 11, 2005 stated that impacts from I-15 and Old Highway 395 would not be significant; however, future interior noise impacts on certain lots will require further analysis.
32	TM5410 RPL2	Marquart Ranch	LS	LS	LS	LS	LS	SM	SM	SM	LS	LS	LS	SM	LS	MND approved October 5, 2007. Mitigation includes cultural monitoring, payment of TIF, noise easement due to proximity to I-15, and biological easement to protect less than 0.1 acre of CSS and 0.5 acre (of 1.1 acre present on site) of NNG. 41.9 acres are orchard.
33	TM5449	Fallbrook Oaks	NA	NA	NA	PS	NA	PS	PS	NA	NA	NA	NA	PS	NA	Scoping letter dated November 8, 2005 required extended initial studies including biological and cultural resources and traffic. RPO wetlands on site. Biological easements would be required. Studies still in progress as of February 7, 2008.

Table 1-15 (cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS OF RELATED PROJECTS

Map Key	Project Number Issued by Agency	Project Name	Land Use & Planning	Agricultural Resources	Geologic Issues	Hydrology/Water Quality	Air Quality	Transportation/ Circulation	Biological Resources	Noise	Public Services	Utilities & Services	Aesthetics	Cultural Resources	Hazards	Notes
COUNTY OF SAN DIEGO (cont.)																
34	TM5469	Ridge Creek Drive	LS	LS	LS	LS	LS	SM	SM	LS	LS	LS	LS	LS	LS	NOI to adopt MND dated December 20, 2007. Not yet adopted/approved as of February 7, 2008. Impacts to 0.3 of acre CLOW, 0.9 acre of DCSS, 0.1 acre of eucalyptus woodland, less than 0.1 acre of non-native vegetation, 25.4 acres of disturbed habitat, and 1.6 acres of developed land. Off-site mitigation at a 3:1 ratio for CLOW. DCSS impacts mitigated through on-site preservation at 2:1. Mitigation for both project-level and cumulative impacts. TIF payment to mitigate traffic impacts (156 ADT).
35	TM 5499	Club Estates	LS	PS	PS	PS	LS	PS	SM	PS	LS	PS	LS	PS	PS	Scoping letter dated June 30, 2006 required extended initial studies, in progress as of February 7, 2008. Impacts to NNG and arroyo toad to be mitigated through revegetation.
36	TM 5540 MUP 07-007	Oak Tree Ranch TM	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	Although this project is within the cumulative study area, no information was required other than that provided in Table 1-14.
37	TM 5545	Turnbull TM	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	Although this project is within the cumulative study area, no information was required other than that provided in Table 1-14.
38	TPM 20913	Wexler TPM	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	Although this project is within the cumulative study area, no information was required other than that provided in Table 1-14.
39	TM 5223 MUP 00-030	Shadow Run Ranch	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	Although this project is within the cumulative study area, no information was required other than that provided in Table 1-14.
40	TPM 20896	Diana Acres	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	Although this project is within the cumulative study area, no information was required other than that provided in Table 1-14.
41	TPM 20804	Hunter Subdivision	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	Although this project is within the cumulative study area, no information was required other than that provided in Table 1-14.
42	TPM 20538	Burge TPM	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	Although this project is within the cumulative study area, no information was required other than that provided in Table 1-14.
43	MUP 99-001	Pauma Valley Packing Company	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	Although this project is within the cumulative study area, no information was required other than that provided in Table 1-14.
44	TM 5223 MUP 00-030	Shadow Run Ranch/Schoepe-Pauma TM	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	Although this project is within the cumulative study area, no information was required other than that provided in Table 1-14.
45	TM 5508	Warner Ranch	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	File unavailable at time of County research.
47	TPM 20451	De Jong/Pala Minor Subdivision	LS	LS	LS	LS	LS	PS	PS	PS	LS	LS	LS	LS	LS	Scoping letter dated July 20, 1999 required biological and cultural resources reports. Noise report dated November 2000 indicated no noise mitigation necessary. Scoping letter dated November 1, 2004 required cumulative traffic impact analysis. Biological resources report indicated 4.32 acres of DCSS, 1.08 acres of NNG, and 3 pairs of CAGN observed on site. Project would cause loss of 2.37 acres DCSS and habitat for one pair of CAGN. Total of 1.95 acres of CSS to be preserved in on-site open space easement, and project to provide 2.79 acres off site in a County-approved mitigation bank. Cultural resources sites not significant.
48	TPM 20800 ER 04-02-002	Crossroads Investors Minor Subdivision	LS	LS	LS	LS	LS	PS	PS	PS	LS	LS	LS	NI	LS	NOI to adopt the MND was prepared and distributed for this project on April 10, 2008. Potentially significant impacts related to biological resources, noise and traffic were identified. The potentially significant biological impact to a drainage with riparian vegetation would be avoided through the establishment of a biological open space easement. The proposed residences would be subject to noise levels that would exceed the allowable County limit. This impact is proposed to be mitigated through a noise protection easement. Cumulative traffic impacts would occur as a result of the addition of trips to roadways that are operating at unacceptable levels. These impacts would be fully mitigated through the payment of TIF. No cultural resources sites recorded on site.

Table 1-15 (cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS OF RELATED PROJECTS

Map Key	Project Number Issued by Agency	Project Name	Land Use & Planning	Agricultural Resources	Geologic Issues	Hydrology/Water Quality	Air Quality	Transportation/ Circulation	Biological Resources	Noise	Public Services	Utilities & Services	Aesthetics	Cultural Resources	Hazards	Notes
COUNTY OF SAN DIEGO (cont.)																
49	TM 5217/ 5225/5227/ 5228 MUP 00-027	Chaffin/Red Mountain Ranch	PS	LS	LS	PS	LS	PS	PS	LS	PS	PS	PS	PS	LS	Interconnected projects analyzed together for CEQA. Original scoping letter dated November 9, 2000, required biological, cultural, visual, land use, public facility, growth-inducing, hydrology, sight distance, and traffic studies. No studies available for review. Numerous time extensions due to litigation. With regard to TM 5228, scoping letter dated July 25, 2005 stated site contains CSS and SWS. Potential sensitive species include arroyo toad, CAGN, Engelmann oak, Cooper's hawk, golden eagle, and red -shouldered hawk. There is a potential wetland on site. Focused CAGN and arroyo toad surveys are required. Application for an AEIS dated November 1, 2005 indicated the project would require the removal of natural vegetation.
50	TPM 20505	John Collins TPM	LS	LS	LS	LS	LS	LS	SM	LS	LS	LS	LS	LS	LS	Letter dated April 24, 2001 stated impacts to CSS would be mitigated at a 2:1 ratio and a wetland buffer is required. MND dated November 15, 2001. Four acres of CSS for mitigation was acquired in August 2002. Identified the need for open space easement for DCSS and wetland.
51	TPM 21085	Brannon Trust TPM Remai	LS	LS	LS	LS	LS	LS	PS	LS	LS	LS	LS	PS	PS	Scoping letter dated September 26, 2007 identified the potential for pre-historic archaeological sites and required a Phase I (due to prior agricultural uses). According to the Biological Letter Report (June 5, 2007), project not in MSCP, impact less than 1 acre of low/medium value CSS not occupied by CAGN.
52	TPM 20976	Dien N Do TPM	LS	LS	LS	PS	LS	LS	PS	LS	LS	LS	LS	PS	LS	Scoping letter dated December 6, 2005 identified that the site contains agriculture and may contain wetland. Potential for historic or pre-historic archaeological sites. Hydrology drainage study is needed. 1st Iteration Review of IS dated March 8, 2007 indicated that the project would disturb less than one acre of low/medium value CSS. Three County sensitive species were observed on site: red-shouldered hawk, western bluebird and turkey vulture. Impacts to CLOW, DCSS, SMC, and NNG would require mitigation. Potential for archaeological sites. Cultural impacts would include two historic structures (residence and barn). A monitor would be required for grading.
53	TPM 20373	Tim Rosa TPM	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	ND dated September 9, 1998.
54	TPM 20427	Leising TPM	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	ND dated June 11, 1999. Site includes intensive avocado and citrus groves.
55	TPM 20434	Atteberry TPM	LS	LS	LS	LS	LS	LS	SM	LS	LS	LS	LS	LS	LS	MND dated August 5, 1999 required two easements: one for CLORF and another for biological buffer.
56	TPM 20980	Johnson TPM	LS	LS	LS	PS	LS	PS	PS	LS	LS	LS	LS	LS	LS	Scoping letter dated January 4, 2006 states the potential for jurisdictional wetlands and cultural resources. Project would be required to pay TIF. Project will also need to perform a hydrological study. Cultural Resources Survey Report dated January 17, 2006 states the results of survey were negative. Agricultural: 2.6 acres avocado grove on site.
57	TPM 20381	Chipman TPM	LS	LS	LS	LS	LS	LS	SM	SM	LS	LS	SM	LS	LS	MND dated August 7, 2000. Required mitigation: Open Space Easement "A"- protection of oak woodland, Open Space Easement "B"-50 feet buffer to "A." A 280 feet noise easement and open space easement for aesthetics impact also are required.

Table 1-15 (cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS OF RELATED PROJECTS

Map Key	Project Number Issued by Agency	Project Name	Land Use & Planning	Agricultural Resources	Geologic Issues	Hydrology/Water Quality	Air Quality	Transportation/ Circulation	Biological Resources	Noise	Public Services	Utilities & Services	Aesthetics	Cultural Resources	Hazards	Notes
COUNTY OF SAN DIEGO (cont.)																
58	TPM 21047	American Lotus Bhuddist Association TPM	LS	LS	LS	PS	LS	LS	PS	LS	LS	LS	LS	PS	LS	Scoping letter dated April 2, 2007 identifies that the site contains CSS, a natural drainage that potentially qualifies as a wetland under RPO, and a potential for prehistoric sites.
59	TM 5547	Reche Road TM	LS	LS	PS	PS	PS	PS	PS	LS	LS	LS	LS	LS	LS	Scoping letter dated February 14, 2008 states that impacts to agriculture are less than significant as indicated in "Agriculture Resources: Local Agriculture Resources Assessment (LARA) Model Results" dated January 30, 2008. Potentially significant impacts to geologic, hydrology, air quality, transportation, and biological issues.
60	TM 5158; RPL[3]	Palisades Estates	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	EIR is shown in records system, but cannot be found.
61	TPM 19742	Dion TPM and time extension	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	Project file cannot be found.
62	TPM 20476	Patricia Daniels TPM	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	ND approved February 10, 2000.
63	TPM 20443	Cameron Subdivision	LS	LS	LS	LS	LS	LS	SM	LS	LS	LS	LS	LS	LS	MND dated September 2, 1999 and approved February 10, 2000 required open space easement for biological resources (CSS).
64	TPM 20473 ER 99-02-041	Tesla Gray TPM	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	ND dated November 25, 1999 required steep slope easement.
65	TPM 20592 ER 01-02-005	Aspel TPM	LS	LS	LS	LS	LS	LS	SM	LS	LS	LS	LS	LS	LS	MND dated July 25, 2002 and adopted October 28, 2002. Required biological open space easement for southern arroyo willow riparian forest and coast live oaks. No arroyo toad present on site.
66	TPM 20317	James Patapoff TPM	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	SM	LS	LS	MND dated November 20, 1997 and approved January 28, 1998 identified that 50 additional ADT on Gird Road would occur as a result of the Project. Required to establish open space easements for steep slopes mitigation.
67	TPM 20503	Yew Tree Spring Water Corporation	LS	LS	LS	LS	LS	LS	SM	LS	LS	LS	LS	LS	LS	MND approved October 23, 2003 established open space easement for parcels 2 and 3 for the protection of Live Oak Creek and associated southern arroyo willow riparian forest. To further protect biological resources, an open space easement was established for parcels 1 and 2 for pecan trees (*Carya illinoinensis*), and mitigation of 1.08 acres CLOW and 3.06 acres NNG by off-site credits. Fencing is required so open space is not disturbed by grading/clearing.
68	TPM 20610	Haugh, Granger TPM	LS	LS	LS	LS	LS	SM	SM	LS	LS	LS	LS	LS	LS	MND dated May 12, 2007. IS dated Nov. 24, 2005 indicated that 0.59 acres of willow riparian woodland, 0.28 acre CSS, least Bell's vireo, yellow warbler, red-shouldered hawk, Cooper's hawk, rufous-crowned sparrow, and turkey vulture were present on site. Open space easement to protect willow riparian woodland. 0.34 acre of CSS impacted to be mitigated off site. To reduce impacts to avian species, no construction/grading would be conducted during breeding seasons. Preservation of the Live Oak Creek riparian corridor would be accomplished by a buffer. Traffic impacts from the project would add 48 ADT and need to pay TIF to mitigate.
69	TPM 20614; RPL[1]	Brown, Lee & Karen TPM	LS	LS	LS	LS	LS	SM	SM	LS	LS	LS	LS	LS	LS	MND dated March 26, 2007 and approved August 14, 2007 identified an open space easement to protect biological resources, a Revegetation Plan to mitigate impacts to NNG, a wetland buffer for adjacent on-site stream, and acquisition of 0.12 acre of CSS habitat off site. To mitigate traffic impacts, project will pay TIF.
70	TPM 20648	Pepper Drive TPM	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	New ND dated November 1, 2007 was completed due to a time extension for an ND approved September 16, 2004.

Table 1-15 (cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS OF RELATED PROJECTS

Map Key	Project Number Issued by Agency	Project Name	Land Use & Planning	Agricultural Resources	Geologic Issues	Hydrology/Water Quality	Air Quality	Transportation/ Circulation	Biological Resources	Noise	Public Services	Utilities & Services	Aesthetics	Cultural Resources	Hazards	Notes
COUNTY OF SAN DIEGO (cont.)																
71	TM 4971	Surf Properties TM	LS	LS	LS	LS	LS	LS	SM	LS	LS	LS	LS	SM	LS	Addendum to previously adopted ND dated January 30, 1998 and approved March 5, 1998 established open space easement for oak woodlands and oak riparian habitat and open space easement for steep slopes.
72	TM 4908	Brook Hills TM	LS	LS	LS	LS	LS	SM	SM	SM	LS	LS	SM	NI	LS	MND approved on March 24, 1993 for Phase I of project identified impacts to traffic, aesthetics, noise, and biology. No cultural resources sites recorded. ND approved on March 6, 2003 for Phase II (Unit 2). This Project is a time extension of previously approved Project.
73	MUP 02-011	Latter-Day Saints/Via Monserate	LS	LS	LS	LS	LS	PS	PS	PS	LS	LS	LS	PS	LS	Scoping letter dated June 5, 2002. Site contains sensitive willow riparian woodland (buffer needed). There was a potential for cultural resources, noise, and traffic impacts. Letter dated September 25, 2007 indicated MND process is ongoing.
74	TM 4976; RPL4 Linked w/GPA 03-007 & R03-013	Leeds and Strauss TM	LS	LS	LS	LS	LS	SM	SM	LS	LS	LS	LS	LS	LS	MND dated March 15, 2001 and MND dated August 25, 2006 and adopted December 6, 2006 identified mitigation of impacts to DCSS, CSS, and NNG. Also, biological open space easements along with a revegetation plan and buffer to Bonsall Creek. Because of traffic impacts, road improvements and payment of TIF are required.
75	TM 5398	Murray Davidson	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NI	NA	No cultural resources sites recorded. Project Withdrawn December 30, 2004.
76	TPM 20173	Shamrock Partners TPM	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	This Project is a time extension of an ND previously approved on December 6, 1994. No addendum would be required.
77	TPM 20851	Crook TPM	LS	LS	LS	PS	LS	PS	PS	LS	LS	LS	PS	PS	LS	Scoping letter dated September 9, 2004 stated that there are RPO designated steep slopes on site and a major drainage runs through property. Potential impacts to hydrology, traffic, biological, aesthetics, and cultural resources.
78	TPM 20729	Tabata TPM	LS	PS	PS	PS	LS	PS	PS	PS	LS	LS	LS	PS	LS	Scoping letter dated March 4, 2004 identified standard scoping requirements and potentially significant impacts to agriculture, hydrology, geologic issues, traffic, biology, noise, and cultural. December 2, 2004 letter from client stated they are going to prepare a DEIR to address issues.
80*	TPM 20932	Murray Davidson TPM	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	LS	NA	Project Withdrawn August 4, 2006.
81	TPM 21076	Sumac TPM	LS	PS	LS	LS	LS	PS	PS	LS	LS	LS	LS	PS	LS	Scoping letter dated August 7, 2007 indicated potential impacts to cultural, agriculture, traffic, and biology.
82	S 03-024	Janikowski SFR	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	Categorical Exemption September 11, 2003.
83	TPM 19827	Kratochvid TPM; expired map	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	ND dated June 10, 1998 and approved July 14, 1998.
84	TPM 20319	Kohl TPM	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	ND dated October 30, 1997, approved on May 8, 1998.
85	TPM 20541	Woodhead TPM	LS	SM	LS	LS	LS	LS	SM	LS	LS	LS	LS	LS	LS	MND dated May 24, 2001 and revised November 29, 2001 required open space easement for wetland protection and open space for biological resources. Project could potentially affect agriculture surrounding site.
86	TPM 20596	Rockefeller TPM	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	LS	NA	Project Denied January 30, 2004.

Table 1-15 (cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS OF RELATED PROJECTS

Map Key	Project Number Issued by Agency	Project Name	Land Use & Planning	Agricultural Resources	Geologic Issues	Hydrology/Water Quality	Air Quality	Transportation/ Circulation	Biological Resources	Noise	Public Services	Utilities & Services	Aesthetics	Cultural Resources	Hazards	Notes
COUNTY OF SAN DIEGO (cont.)																
87	TPM 20763	McNulty TPM	LS	LS	LS	LS	LS	LS	LS	SM	LS	LS	LS	LS	LS	MND dated April 29, 2004 and approved June 7, 2004. Site is mapped as Unique Farmland but does not contain prime agriculture soils. A noise protection easement is required.
88	TPM 20799	Stehly Caminito Quieto TPM	LS	LS	LS	LS	LS	SM	LS	LS	LS	LS	LS	LS	LS	Scoping letter dated February 5, 2004 stated the majority of site is an agriculture orchard and the General Plan designation is Intensive Agriculture. IS dated May 11, 2006 indicated potentially significant traffic impacts. Project would generate 48 ADT, mitigated by payment of TIF. Letter dated January 18, 2008 required more project information (Fire Protection Plan).
89	TPM 20845	Sanders TPM	LS	PS	LS	LS	LS	PS	PS	PS	LS	LS	LS	PS	LS	Scoping letter dated October 1, 2004 identified potential impacts to agriculture, biology, cultural, traffic and noise. The property was identified as unique farmland and used for crop production. The project would result in an increase of 60 ADT to West Lilac Road. Significant cumulative impacts to agriculture and traffic. Letter from DPLU dated July 30, 2007 suggested an MND may be prepared.
90	S 02-061	Pala Shopping Center	LS	LS	LS	LS	PS	PS	LS	PS	LS	LS	LS	LS	LS	Scoping Letter dated Oct. 28, 2002, required noise and traffic analyses, and air quality analysis if warranted by TIA. TIA dated May 3, 2004 showed ADTs greater than 4,000, which exceeds the SD CMP threshold of 2,400 ADT. No biological impacts because site has been previously cleared. Withdrawn November 21, 2005.
91	TM 5489	Monserate TM	LS	LS	LS	LS	LS	PS	PS	LS	LS	LS	LS	LS	LS	Scoping letter dated May 16, 2006 identified potential wetlands and cultural resources on site. Site contains citrus/fruit and avocado groves and land designated as Unique State Designated Farmlands. TIF payment would likely be required to mitigate traffic impacts. Agriculture Analysis dated March 27, 2007 stated that the project would not have a significant impact to agriculture. 1st Iteration of IS dated July 16, 2007 indicated that no cultural resources would be impacted and further information regarding potential biological impacts would need to be addressed.
92	TPM 21075	Dimitri, Diffendale, and Kirk TPM	NA	NA	NA	LS	NA	SM	NA	NA	NA	NA	NA	LS	NA	CEQA analysis form, DPW Issues, dated June 29, 2007. Hydrological issues identified as less than significant, but more information is needed. Project would likely create 48 ADT, mitigated by payment of TIF. Project is RPO exempt.
93	TPM 20994	Madrigal TPM	LS	LS	PS	LS	LS	SM	SM	PS	LS	LS	PS	LS	LS	Preliminary Diego of Resources for Initial Study Preparation dated February 8, 2006 indicated the potential for significant impacts to aesthetics and biological and geological resources. Scoping letter dated March 20, 2006 identified that an open space easement containing a drainage swale and biological habitat exists on the east side of the property. Traffic impacts likely to be mitigated by TIF payment.
94	MUP 07-009	Orange Grove Power Plant	LS	LS	LS	PS	LS	SM	PS	PS	LS	LS	LS	PS	LS	Scoping letter dated December 13, 2007 indicated impacts to CSS requiring Habitat Loss Permit, a potential for wetlands, and the potential for federally listed species such as the CAGN, least Bell's vireo, arroyo toad, and coastal cactus wren. The site could possibly contain 14 potential resources located on site. The project might cause noise impacts (sensitive receptors near project).

Table 1-15 (cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS OF RELATED PROJECTS

Map Key	Project Number Issued by Agency	Project Name	Land Use & Planning	Agricultural Resources	Geologic Issues	Hydrology/Water Quality	Air Quality	Transportation/ Circulation	Biological Resources	Noise	Public Services	Utilities & Services	Aesthetics	Cultural Resources	Hazards	Notes
COUNTY OF SAN DIEGO (cont.)																
95	37-AA-0032	Gregory Landfill	SM	N/A	SM	SM	SU	SU	SM	SU	LS	LS	PS	SM	LS	Project will cause unavoidable impacts to SR 76. Emissions of PM_{10} and NO_X will exceed Air Pollution Control District thresholds even with mitigation. Impacts to CSS/chaparral, CLOW, NNG, native grasslands, and Engelmann oaks, as well as loss to arroyo toad habitat, potential impacts to LBV and southwestern willow flycatcher habitat, and noise impacts to bird habitats. Monitoring of excavation is required to mitigate impacts to cultural resources. Impacts to cemetery and impacts to sacred land are unavoidable (set as open space). The project would substantially impact visual character, but would be less than significant with mitigation. Potential unavoidable noise impacts to residences between I-15 and Rice Canyon Road.
96	S 99-057 S 99-029 S 89-081 P 81-023 SPA 84-02 P 81-023 S 99-062	Meadowcreek Lake Rancho Viejo	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	Decision not to prepare a supplemental EIR to the EIR adopted July 1, 1981 made on November 4, 1999, since the modified project showed no new significant impacts. Original EIR included significant, mitigable impacts and an unavoidable visual change from agricultural to residential views, but this was considered not significant due to the location of the development on flat land. Original EIR indicated up to 8,114 ADT. Cultural resources sites to be preserved via capping. S 99-057 proposed single-family residences on 16 lots within Lake Rancho Viejo Specific Plan area and was determined to not need any additional CEQA review on November 4, 1999. S 99-029 was approved on June 30, 1999. S 99-062 was completed with a categorical exemption.
97	TPM 20467	Schillig TPM	LS	LS	LS	LS	LS	LS	SM	LS	LS	LS	LS	LS	LS	MND dated May 21, 2003 (previously adopted ND dated November 11, 1999). No significant changes since previous ND except impacts to hydrological resources, but not considered sufficient to require more study or mitigation.
98	TPM 20534 ER 00-0072	Berk TPM	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	ND dated December 21, 2000. All impacts less than significant. Total of 6.01 acres of citrus and avocado groves, but impacts not significant because site is not located in an agricultural preserve, soils are not prime agricultural soils, and project is consistent with surrounding land uses.
99	TM 5514 GPA 06-013 SPA 06-007 REZ 06-013 ER 06-02-024	Castle Creek Senior Condos	PS	LS	LS	PS	LS	PS	PS	PS	PS	PS	PS	PS	PS	Several technical studies required for IS in progress as of February 6, 2008.
100	TPM 20710	Valentine Trust TPM	LS	LS	LS	LS	LS	SM	SM	LS	LS	LS	LS	LS	LS	MND dated March 7, 2006 identified 5.29 acres of NNG, 0.03 acre of CLOW, and 0.04 acre eucalyptus woodland. Mitigation required: 2.65 acres of credits of NNG and open space easement on site, and TIF payment.
101	TM 5364	Daniels Tract	LS	LS	LS	LS	LS	SM	LS	LS	LS	LS	LS	LS	LS	HLP and RPO exempt. Site is currently citrus groves. Draft Agricultural Conversion Study indicates no significant direct or cumulative impacts. TIA dated January 7, 2005 indicates 120 ADT (10 AM peak hour, 12 PM peak hour) with no significant direct impacts. Near-term cumulative impacts to be mitigated by TIF and fair share payments. County scoping letter dated May 21, 2004 required extended studies, especially agricultural analysis, traffic study, and archeological preliminary review. No submittal since 2005, as of February 7, 2008.
102	TPM 20397	Tartar TPM	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	ND dated November 12, 1998.
103	TPM 20446	McConnell TPM	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	ND dated September 23, 1999.

Table 1-15 (cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS OF RELATED PROJECTS

Map Key	Project Number Issued by Agency	Project Name	Land Use & Planning	Agricultural Resources	Geologic Issues	Hydrology/Water Quality	Air Quality	Transportation/ Circulation	Biological Resources	Noise	Public Services	Utilities & Services	Aesthetics	Cultural Resources	Hazards	Notes
COUNTY OF SAN DIEGO (cont.)																
104	TPM 20359	Aguilar TPM	LS	LS	LS	LS	LS	LS	SM	LS	LS	LS	LS	LS	LS	MND dated September 17, 1998. Existing biological open space easement for oak, sumac, and buckwheat previously set aside as part of TPM 20306.
105	TPM 19640	Laus TPM	LS	LS	LS	LS	LS	LS	SM	LS	LS	LS	LS	LS	LS	MND dated May 22, 1990.
106	TPM 20928	Alkema TPM	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	Scoping letter dated April 28, 2005, required drainage, storm water, and hydrology studies, TIF payment, and off-site grading. No significant biological resources impacts. Categorical Exemption dated May 28, 2007.
107	TPM 20905	Stehly/Grizzle/La Canada Ranch TPM	LS	LS	LS	PS	LS	LS	PS	LS	LS	LS	LS	PS	LS	Scoping letter dated February 15, 2005, required biological resources map, and traffic, storm water, and sight distance reports. Cultural resources survey showed no prehistoric features but several potential historic structures. No further correspondence as of February 7, 2008.
108	TM 5427 RPL2 R 05-006 S 05-026	Bonsall Subdivision	LS	LS	PS	LS	LS	SM	SM	SM	LS	PS	LS	SM	LS	AEIS dated April 14, 2005, noted loss of DCSS and mixed NNG. CAGN, coastal cactus wren, red-shouldered hawk, and turkey vulture found on site. Possible arroyo toad. County letter dated November 21, 2007 proposed mitigation measures for MND including biological open space easement, noise easement and barriers, non-motorized trails easement, archaeological monitoring, payment of TIF and fair share contributions for impacts to SR 76.
109	ZAP 03-006	Cingular Wireless Facility	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	ND dated October 23, 2003.
110	TM 5243 ER 02-01-003	Vande Vegte TM	LS	LS	LS	LS	LS	PS	PS	LS	LS	LS	LS	LS	LS	Scoping letter dated March 16, 2005 and previous scoping letters since 2001 identified need for analysis of potential biological impacts (including raptor nesting), and need for traffic, storm water, and drainage studies. No further details available.
111	TM5177	Brook Forest	PS	PS	LS	PS	LS	LS	SM	LS	LS	LS	PS	PS	PS	NOP/IS for EIR dated March 8, 2001. 35 acres of prime agricultural soils exist on site, mostly in creek floodplain not planned to be developed or used for agriculture. Existing nursery operation with 10 greenhouses and container-grown stock outside, adjacent to project site. Residential lots would be within 100 feet. Pesticides and fertilizers are used. Prevailing winds from west may carry odors and possible drift. Significant impacts to wetlands, including a well-vegetated drainage in southwestern corner. Inadequate connectivity to off-site habitat. High sensitivity of biological resources. Uses are proposed in open space that are incompatible with biological protection. 108 acres of agriculture and disturbed habitat may qualify as NNG. Not in conformance with RPO. On-site habitats include 16 acres of DCSS, 86 acres of extensive agriculture, 22 acres of disturbed habitat, 21 acres of SCLORF, 20 acres of open Engelmann oak woodland, 6 acres of SWS, and 50 acres of mafic SMC. Impacts to habitats would include 86 acres (all) of extensive agriculture, 22 acres (all) of disturbed habitat, 1.1 acres of SCLORF, 1.5 acre of open Engelmann oak woodland, 0.8 acre of SWS, and 13.8 acres od mafic SMC. 780 ADT. Grading on steep slopes. Third screencheck of EIR in progress as of April 11, 2006. No further correspondence in file as of February 7, 2008.
112	TM5264 RPL3	Choi TM	LS	LS	LS	PS	LS	PS	PS	LS	LS	LS	PS	PS	LS	Scoping letter dated October 23, 2001 required extra studies including biology (three drainages and potential for CAGN, LBV, southwestern willow flycatcher, and SKR on site) and visual (steep slopes). Multiple date extensions (10th extension granted January 16, 2008).
113	TM5446 RPL	Oak Glen	LS	LS	LS	LS	LS	SM	SM	LS	LS	LS	LS	LS	LS	MND approved January 25, 2008. Loss of 3.25 acres of citrus orchard considered not cumulatively significant. Drainage will be preserved in easement. Single crossing impacting 0.01 acre of ACOE jurisdictional wetlands would be mitigated at a 3:1 ratio, including 1:1 creation component. Payment of TIF would mitigate traffic impacts associated with 108 ADT.

Table 1-15 (cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS OF RELATED PROJECTS

Map Key	Project Number Issued by Agency	Project Name	Land Use & Planning	Agricultural Resources	Geologic Issues	Hydrology/Water Quality	Air Quality	Transportation/ Circulation	Biological Resources	Noise	Public Services	Utilities & Services	Aesthetics	Cultural Resources	Hazards	Notes
COUNTY OF SAN DIEGO (cont.)																
114	TPM 21010	Heald TPM	NR	LS	NR	PS	NR	PS	NA	NR	NR	NR	NR	PS	NR	Scoping letter dated June 6, 2006 indicated potentially significant impacts to agriculture, cultural resources, hydrology, and traffic. Project site is designated as unique and locally important farmland with active avocado and palm orchards on site. According to Agricultural Analysis dated December 19, 2006, impacts to agriculture would be less than significant.
115	TM5458 RPL3	VC Development	LS	LS	LS	LS	LS	SM	LS	SM	LS	LS	LS	LS	LS	MND approved November 16, 2007. Mitigation would include TIF payment and noise easement.
116	TM5478	Rabbit Run	LS	PS	LS	PS	LS	LS	PS	LS	LS	LS	LS	PS	PS	Scoping letter dated May 1, 2006 required extended studies including biological resources, agriculture, cultural, hydrology, and fire protection. Studies still in process as of February 7, 2008. Site contains primarily citrus groves, but northern portion contains native vegetation.
117	TM 5494	Froehlich TM	LS	PS	LS	PS	LS	LS	SM	LS	PS	LS	LS	PS	PS	County scoping letter dated August 22, 2006, required extended initial studies, in progress as of February 7, 2008. Biological resources report indicates impacts 6.0 acres of CSS (2.2 acres of undisturbed and 3.8 acres of disturbed), 7.8 acres of avocado groves, 0.9 acre of disturbed habitat, and 1.3 acres of developed land. Mitigation for undisturbed CSS at 2:1 ratio: 3.2 acres on-site and 2.1 acres off-site. Mitigation for CSS at 1:1 ratio: 3.6 acres on site and 2.2 acres off site.
118	TPM 20957	White Fox Run TPM	NR	LS	NR	PS	NR	PS	SM	NR	NR	NR	NR	PS	NR	Scoping letter dated October 27, 2005 identified potential impacts to biological resources. The site contains CLORF, CLOW, DCSS, NNG, and two drainages that may qualify as RPO wetlands. The site also has the potential for cultural resources. This letter also identified potentially significant impacts to hydrology and traffic. IS/Environmental Checklist Form dated September 6, 2007 stated agricultural impacts are identified as less than significant. Biological resources impacts are identified as being significant unless mitigation is incorporated. Habitats on site include 3.4 acres of SCLORF, 1.7 acres of DCSS, 2.8 acres of NNG, and 1.8 acres of CLOW. The project site contains a portion of Live Oak Creek, which is a federally protected wetland. No sensitive plant and three sensitive wildlife species were observed on site: red-shouldered hawk, turkey vulture, and white-tailed kite. Low potential for site to support CAGN. 1.4 acres of DCSS and 2.6 acres of NNG would be impacted. There would be two biological open space easements to preserve the north side of the site. Another open space easement would preserve undisturbed native habitat along steep slopes on the south end of site. Total on-site preservation will include 3.4 acres of SCLORF, 0.3 acre of DCSS, 0.2 acre of NNG, 1.8 acres of CLOW, 0.6 acre of orchards, and a drainage. DCSS would be mitigated by off-site purchase at a 2:1 ratio. Additional DCSS mitigation at a 1:1 ratio is required for the temporary loss due to clearing since April 2006. To mitigate loss of NNG, off-site purchase at 0.5:1 is required. Habitat loss is less than cumulatively considerable. The project will preserve on-site wetlands as well as a soft buffer, avoiding impacts.
119	TM 5502	Baldwin TM	LS	LS	LS	PS	LS	LS	SM	LS	LS	PS	LS	PS	PS	Scoping letter dated September 14, 2006 required extended initial studies including biological resources (CSS, oak woodlands and grasslands). Impacts anticipated to 3.25 acres of DCSS, 0.04 acre of SCLORF, 6.0 acres of granitic chamise chaparral, 0.31 acre of CLOW, to be mitigated off site in addition to open space to the east. Studies still in progress.
120	TM 5503	Lee Alvarado #2	PS	LS	LS	PS	LS	LS	LS	PS	PS	PS	LS	LS	PS	County scoping letter dated September 11, 2006 required construction noise study, drainage/stormwater and grading plans, fire protection plan, access redesign, and utility easement. Studies in progress as of February 7, 2008.
121	TM 5507	Orchard Vista TM	LS	PS	PS	PS	LS	LS	SM	LS	LS	PS	LS	PS	PS	County scoping letter dated December 5, 2006 required extended studies due to presence of CSS and grasslands. Project impacts to CSS would require HLP. Active avocado orchard on site.

Table 1-15 (cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS OF RELATED PROJECTS

Map Key	Project Number Issued by Agency	Project Name	Land Use & Planning	Agricultural Resources	Geologic Issues	Hydrology/Water Quality	Air Quality	Transportation/ Circulation	Biological Resources	Noise	Public Services	Utilities & Services	Aesthetics	Cultural Resources	Hazards	Notes
COUNTY OF SAN DIEGO (cont.)																
122	TM 4731	MacLachlan Project	NR	LS	NR	NR	NR	NR	NA	NR	NR	NR	NR	NR	NR	Addendum to the previously adopted ND dated September 22, 1998 (a MND was adopted on July 7, 1992) noted a change from an open space easement to landscape easement for the protection of on-site pomegranate trees (*Punica granatum*). ND Resolution of Approval dated January 19, 1989, amended April 26, 1990 and July 7, 1992.
123	TM 4713	Pepper Tree Park	NR	LS	NR	NR	NR	NR	SM	NR	NR	NR	NR	NR	NR	MND dated November 2, 2005 stated that current Project is a time extension that was originally approved in 1991. Environmental Diego Update Checklist Form for projects with previously approved Environmental Documents dated October 14, 2005. Unavoidable effects to 0.96 acre of wetland habitat found in August 14, 1991. Impacts have increased from 0.96 acre to 1.02 acres, but mitigation is ongoing; potential habitat for SKR occurs on site. LBV was observed on site in 1997, 1998, and 2002; presumed nesting in those years. Not observed since. Avoidance during LBV nesting season has been implemented. A wetland buffer also has been established.
124	TM 5248	Vande Vegte TM	NR	NI	NR	NR	NR	NR	LS	NR	NR	NR	NR	NR	NR	ND dated January 9, 2003 stated there were no impacts to agriculture and less than significant impacts to biological resources.
125	TM 5190	Uchimura TM	NR	LS	NR	NR	NR	NR	SM	NR	NR	NR	NR	NR	NR	MND dated May 29, 2003 stated that impacts are less than significant with respect to agriculture. A 1.1-acre open space easement was required for the protection of an RPO wetland.
126	TM 5220	Lash TM	NR	LS	NR	NR	NR	NR	SM	NR	NR	NR	NR	NR	NR	MND dated October 31, 2002 required project to obtain 6.9 acres of NNG habitat credits and to grant open space easement for protection of off-site riparian area to mitigate impacts to biological resources. Impacts to agriculture were less than significant.
127	TM 4972	Heritage Homebuilders TM	NR	LS	NR	NR	NR	NR	SM	NR	NR	NR	NR	NR	NR	MND dated February 16, 1993 required a Revegetation Plan for the mitigation of sensitive habitats. Loss of riparian oak woodland mitigated at a 10:1 ratio. Loss of riparian scrub mitigated at a 3:1 ratio. A Time Extension dated September 22, 1999 that suggested a ND also was in the project file.
128	TM 4784	Kesonovich TM	NR	LS	NR	NR	NR	NR	SM	NR	NR	NR	NR	NR	NR	MND dated March 21, 1989 and adopted April 20, 1989 required an open space easement to protect oak trees. Impacts to agricultural resources were less than significant.
129	TM 5214	Harvest View Estates	NR	LS	NR	NR	NR	NR	LS	NR	NR	NR	NR	NR	NR	ND dated February 23, 2001 and approved April 19, 2001 indicated that all impacts to agricultural and biological resources were less than significant.
130	TM 5168	Heritage Oaks TM	NR	LS	NR	NR	NR	NR	SM	NR	NR	NR	NR	NR	NR	MND dated October 28, 1999 and approved December 9, 1999 noted a riparian oak woodland open space easement and Revegetation Plan would mitigate the loss of 1.56 acres of SCLORF at 3:1 (4.68 acres). Impacts to agricultural resources were less significant.
131	TM 5350	Calavo Subdivision	NR	NI	NR	NR	NR	NR	LS	NR	NR	NR	NR	NR	NR	MND dated September 14, 2006 and ND approved April 20, 2007. No impacts to agriculture and impacts to biological resources were less than significant.
132	TM 5293	Barr Ranch TM	LS	LS	LS	LS	LS	SM	LS	SM	LS	LS	LS	LS	LS	MND dated December 8, 2005 and approved March 10, 2006 indicated the only environmental factors significantly affected were noise and traffic and all other were less than significant.
133	TPM 20353	Reich TPM	NR	LS	NR	NR	NR	NR	LS	NR	NR	NR	NR	NR	NR	ND dated July 9, 1998 and approved August 26, 1998. Impacts to agricultural and biological resources were less than significant.
134	TPM 20385	Reich TPM	NR	LS	NR	NR	NR	NR	LS	NR	NR	NR	NR	NR	NR	ND dated November 19, 1998 and approved January 8, 1999. Impacts to agricultural and biological resources were less than significant.

Table 1-15 (cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS OF RELATED PROJECTS

Map Key	Project Number Issued by Agency	Project Name	Land Use & Planning	Agricultural Resources	Geologic Issues	Hydrology/ Water Quality	Air Quality	Transportation/ Circulation	Biological Resources	Noise	Public Services	Utilities & Services	Aesthetics	Cultural Resources	Hazards	Notes
COUNTY OF SAN DIEGO (cont.)																
135	TPM 20382	Stephens TPM	NR	LS	NR	NR	NR	NR	LS	NR	NR	NR	NR	NR	NR	ND dated October 15, 1998 and approved January 13, 1999. Impacts to agricultural and biological resources were less than significant.
136	TPM 20432	Hormuth TPM	NR	LS	NR	NR	NR	NR	SM	NR	NR	NR	NR	NR	NR	MND approved December 7, 1999 stated mitigation for biological impacts would include coast live oaks in riparian forest being placed in open space easement, which also would protect CSS off site. Impacts to agricultural resources were considered less than significant.
137	TPM 20494	Arkeder TPM	NR	LS	NR	NR	NR	NR	SM	NR	NR	NR	NR	NR	NR	MND dated July 18, 2002, revised February 10, 2003, and approved April 20, 2006 indicated that this project is a time extension. Impacts to 0.04 acre of SWS and 0.13 acre of SCLOW. As mitigation, a buffer for SCLORF would be established. Mitigation of impacts SWS and SCLOW would include a Revegetation Plan and an open space easement for SCLORF and CLOW. Impacts to agricultural resources were less than significant.
138	TPM 20603	Amos Family Trust TPM	NR	LS	NR	NR	NR	NR	SM	NR	NR	NR	NR	NR	NR	MND dated November 15, 2001, revised April 23, 2002, and approved May 29, 2002 required an open space easement to protect wetlands, CSS and CLORF. Impacts to agricultural resources were less than significant.
139	TPM 20562	White TPM	NR	LS	NR	NR	NR	NR	SM	NR	NR	NR	NR	NR	NR	MND dated June 28, 2001 required an open space easement to protect DCSS and wetlands.
140	TPM 20546	Jeanette Shields TPM	NR	LS	NR	NR	NR	NR	LS	NR	NR	NR	NR	NR	NR	MND dated August 30, 2001 and approved November 26, 2001. Impacts to agricultural and biological resources were less than significant.
141	TPM 20545	William Pinder TPM	NR	LS	NR	NR	NR	NR	LS	NR	NR	NR	NR	NR	NR	MND dated August 27, 2001 and approved November 26, 2001. Impacts to agricultural and biological resources were less than significant.
142	TPM 20486	Zebu TPM	NR	LS	NR	NR	NR	NR	SM	NR	NR	NR	NR	NR	NR	MND dated April 19, 2001 and approved July 26, 2001 required an open space easement to protect CLOW and CSS.
143	TPM 20722	Compton TPM	NR	LS	NR	NR	NR	NR	SM	NR	NR	NR	NR	NR	NR	MND dated July 8, 2004, re-advertised April 20, 2006, and approved November 8, 2006. A biological open space easement was required for a wetland buffer and to protect SCLORF, SWS, and DCSS.
144	TPM 20714	Grimm-Linda TPM	NR	LS	NR	NR	NR	NR	LS	NR	NR	NR	NR	NI	NR	ND dated April, 15, 2004 and approved June 30, 2004. Impacts to agricultural and biological resources were less than significant.
145	TPM 20643	Sanacore TPM	NR	LS	NR	NR	NR	NR	LS	NR	NR	NR	NR	NR	NR	ND dated August 22, 2002 and approved November 15, 2002. Impacts to agricultural and biological resources were less than significant.
146	TPM 20684	Smith and Butler TPM	NR	LS	NR	NR	NR	NR	LS	NR	NR	NR	NR	NR	NR	MND dated February 27, 2003 and approved August 9, 2004. The Project proposes a Resolution Amendment to the conditions contained within the Final Notice of Approval dated May 12, 2003.
147	TPM 21037	Keaker TPM	NR	N/A	NR	PS	NR	PS	N/A	NR	NR	NR	NR	NR	NR	Scoping letter dated January 22, 2007 indicated potentially significant impacts to hydrology and traffic. No mention of biological or agricultural resources.
148	TM 5268	The Arbors	NR	NA	NR	NR	NR	NR	NA	NR	NR	NR	NR	NR	NR	Scoping letter dated November 6, 2001. No mention of any biological or agricultural resources impacts.
149	TM 5510	Pacifica Estates	NR	LS	NR	NR	NR	NR	PS	NR	NR	NR	NR	NR	NR	Scoping letter dated September 7, 2006 identified potentially significant impacts to wetlands and grasslands. Letter dated December 24, 2007 required further biological analysis, such as focused surveys for LBV and SKR.
150	TM 5493 MUP 06-003	Elder Subdivision	NR	NA	NR	NR	NR	NR	NA	NR	NR	NR	NR	NR	NR	Scoping letter dated July 3, 2006 and revised August 23, 2006. No mention of biological or agricultural resources impacts.
151	TM 5387	Las Casitas	NR	LS	NR	NR	NR	NR	LS	NR	NR	NR	NR	NR	NR	MND approved September 30, 2005. MND was missing from file, but August 27, 2004 scoping letter did not identify any agricultural or biological resources impacts.

Table 1-15 (cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS OF RELATED PROJECTS

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COUNTY OF SAN DIEGO (cont.)																
152	TPM 20829	Mingo TPM	NR	NI	NR	NR	NR	NR	NI	NR	NR	NR	NR	NR	NR	MND dated October 19, 2006 and approved December 20, 2006. No impacts were assessed with agricultural and biological resources.
153	TPM 20901	Rosemere Lane TPM	NR	LS	NR	NR	NR	NR	LS	NR	NR	NR	NR	NR	NR	MND dated August 10, 2006, revised August 28, 2007, and approved August 28, 2007. Impacts to biological and agricultural resources were considered less than significant.
154	TPM 20642	Laus TPM	NR	NA	NR	NR	NR	NR	NA	NR	NR	NR	NR	NR	NR	A Notice of Exemption form dated August 9, 2007 is in file, but with no approval. Unclear on status.
155	TPM 20833	Ferraro TPM	NR	LS	NR	NR	NR	NR	SM	NR	NR	NR	NR	NR	NR	Scoping Letter dated June 28, 2004 stated that existing open space easements may have been disturbed and may need to be vacated. No significant agricultural resources impacts were discussed. A Summary Biology Report dated November 2007 indicated that the site contains SWS, NNG, CSS, eucalyptus woodland, DCSS, disturbed habitat, and urban/developed land. Impacts to NNG, CSS, and SWS must be mitigated off site. One sensitive species, red-shouldered hawk, was found on site. The report also indicated that a possible wetland drainage would be avoided. To mitigate impacts to plant species, off-site mitigation land must be acquired. Any impacts to raptor or nesting birds would take place outside of breeding season or not within 300 feet during nesting season.
156	TPM 20908	Palomar Drive Subdivision	NR	LS	NR	NR	NR	NR	PS	NR	NR	NR	NR	NR	NR	Scoping letter dated February 23, 2005 stated site contains NNG and a creek with southern cottonwood-willow riparian forest. The creek is a federal, state, and County jurisdictional wetland. Presence of turkey vultures and Berwick's wren are assumed on site. No mention of agricultural impacts.
157	TPM 20876	Constant Creek TPM	NR	PS	NR	NR	NR	NR	PS	NR	NR	NR	NR	NR	NR	Scoping letter dated November 5, 2004 indicated project may affect on site vegetation and Ostrich Farm Creek (an RPO wetland). A buffer would be required for the wetland. Project site has historically been used for agricultural purposes. Remnants of a citrus grove exist on-site. Site consists of prime agricultural soils, as well as Unique Farmland and Farmland of Local Importance. The majority of the land surrounding the Project site is urban and developed.
158	TPM 20584	Zebu Construction TPM	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	ND dated July, 11, 2002 and approved October 4, 2002 identified no significant environmental impacts.
159	TM 5498	Golf Green Estates TM	NR	LS	NR	NR	NR	NR	PS	NR	NR	NR	NR	NR	NR	Scoping letter dated August 25, 2006 indicated project site contains a natural drainage that may qualify as a wetland under the RPO. No mention of any potentially significant agricultural resources impacts.
160	TPM 20914	Enander TPM	NR	LS	NR	NR	NR	NR	NI	NR	NR	NR	NR	NR	NR	MND dated July 6, 2006, revised October 10, 2006, and approved October 13, 2006 stated no impact to biological resources and less significant impacts to agricultural resources.
161	MUP 00-006-01 MUP 00-006-02 MUP 00-006-03	The Crest (Shady Grove)	NR	LS	NR	NR	NR	NR	SM	NR	NR	NR	NR	NR	NR	MND dated April 10, 2003, revised June 19, 2003, and approved July 31, 2003 for project MUP 00-006. Original project would impact 60.8 acres of NNG and 4.8 acres of CSS; mitigated by off-site mitigation banks. RPO wetlands on site are protected by open space easements. ND approved on June 10, 2005 indicated that these subsequent projects are minor deviations for a previously approved project (P00-006).
162	MUP 00-040	St. John's Episcopal Church	LS	LS	LS	LS	LS	SM	LS	SM	LS	LS	LS	LS	LS	MND dated March 27, 2003 and approved July 3, 2003. Significant impacts to transportation and noise.

Table 1-15 (cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS OF RELATED PROJECTS

Map Key	Project Number Issued by Agency	Project Name	Land Use & Planning	Agricultural Resources	Geologic Issues	Hydrology/Water Quality	Air Quality	Transportation/ Circulation	Biological Resources	Noise	Public Services	Utilities & Services	Aesthetics	Cultural Resources	Hazards	Notes
COUNTY OF SAN DIEGO (cont.)																
163	TPM 5544 MUP 07-013	Catalpa Lane	NR	NI	NR	PS	NR	PS	NI	PS	NR	NR	NI	PS	NR	Scoping letter dated March 11, 2008 indicated potentially significant impacts to cultural resources, noise, transportation, and hydrology. According to the AEIS dated March 29, 2007, there would be no impact to biological, agricultural resources or aesthetics.
164	MUP 07-001	Margate Group Home	NR	LS	PS	PS	NR	PS	LS	NR	NR	NR	NR	PS	NR	According to the Preliminary Diego of Resources for IS/EA Preparation dated January 12, 2007, the project is within one mile of agricultural commodities and a biological easement. There are potentially significant impacts to cultural resources, geology, and hydrology. Scoping letter dated March 26, 2007 indicated potentially significant impacts to transportation.
165	TPM 20785	Younis	NR	NA	NR	PS	NR	SM	NA	NR	NR	NR	NR	NR	NR	Scoping letter dated January 7, 2004 indicated potentially significant impacts to hydrology. Letter dated October 19, 2004 indicated that the Project would have significant cumulative impacts to traffic (48 ADT). Payment of TIF would be required.
166	TPM 20924	Kirk and Krippner TPM	NR	NI	NR	PS	NR	PS	PS	NR	NR	NR	NR	NR	NR	Scoping letter dated May 16, 2005 identified potentially significant impacts to hydrology and traffic. Payment of TIF will be required to mitigate impacts. According to the AEIS dated March 15, 2005, there are no impacts to agricultural resources. NNG would be removed as a result of the project.
167	TPM 20972	Amkraut TPM	NR	NA	NR	PS	NR	SM	NA	NR	NR	NR	NR	NR	NR	Scoping letter dated December 20, 2005 identified potentially significant traffic impacts. Payment of TIF would be required. Potentially significant hydrology impacts were also identified. No mention of biological or agricultural resources.
168	TPM 20948	Butts TPM	NR	NA	NR	PS	NR	SM	NA	NR	NR	NR	NR	NR	NR	Scoping letter dated July 28, 2005 identified potentially significant impacts to hydrology and traffic (TIF payment required). No mention of biological or agricultural resources.

* Project No. 79 (Berezousky TPM) has been withdrawn.

Key:

ADT = average daily trips
AEIS = Application for Environmental Initial Study
CAGN = coastal California gnatcatcher
CLORF = coast live oak riparian forest
CLOW = coast live oak woodland
CSS = coastal sage scrub
DCSS = Diegan coastal sage scrub
DEIR = Draft Environmental Impact Report
DPLU = County Department of Land Use and Planning
DPW = County Department of Public Works
EIR = Environmental Impact Report
FEIR = Final Environmental Impact Report
HLP = Habitat Loss Permit
IS = Initial Study
LBV = least Bell's vireo
LOS = level of service
LS = less than significant impact
MND = Mitigated Negative Declaration
MSCP = Multiple Species Conservation Program
NA = not available
ND = Negative Declaration
NI = no impact
NNG = non-native grassland
NOD = Notice of Determination
NOI = Notice of Intent
NOP = Notice of Preparation
NR = not researched
PS = potentially significant impact
QCB = Quino checkerspot butterfly
RPO = Resource Protection Ordinance
SCLORF = southern coast live oak riparian forest
SCLOW = southern coast live oak woodland
SKR = Stephens' kangaroo rat
SM = potentially significant impact unless mitigation is incorporated
SMC = southern mixed chaparral
SPA = Specific Plan Amendment
SWS= southern willow scrub
TIA = Traffic Impact Analysis
TIF = Transportation Impact Fee

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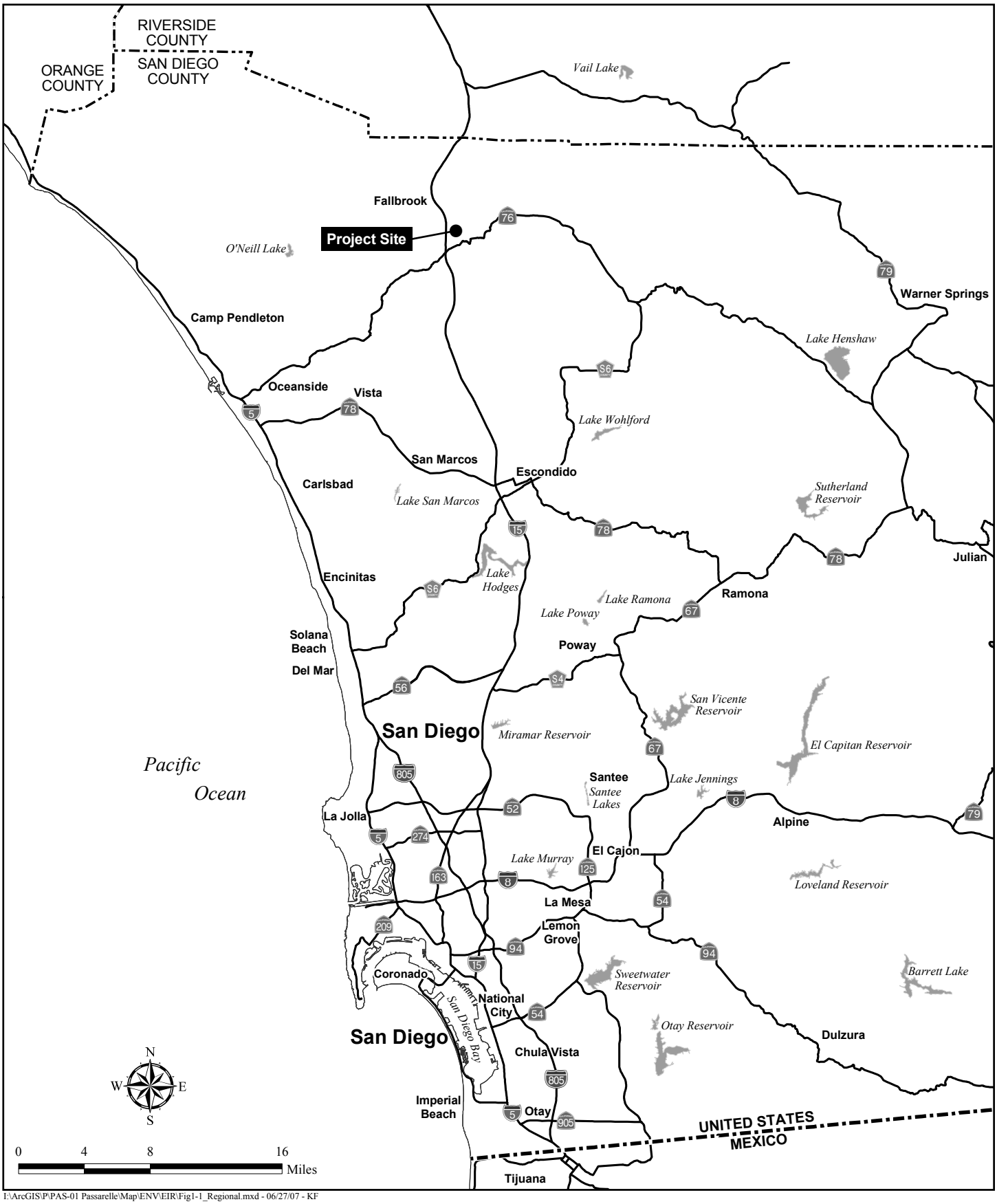


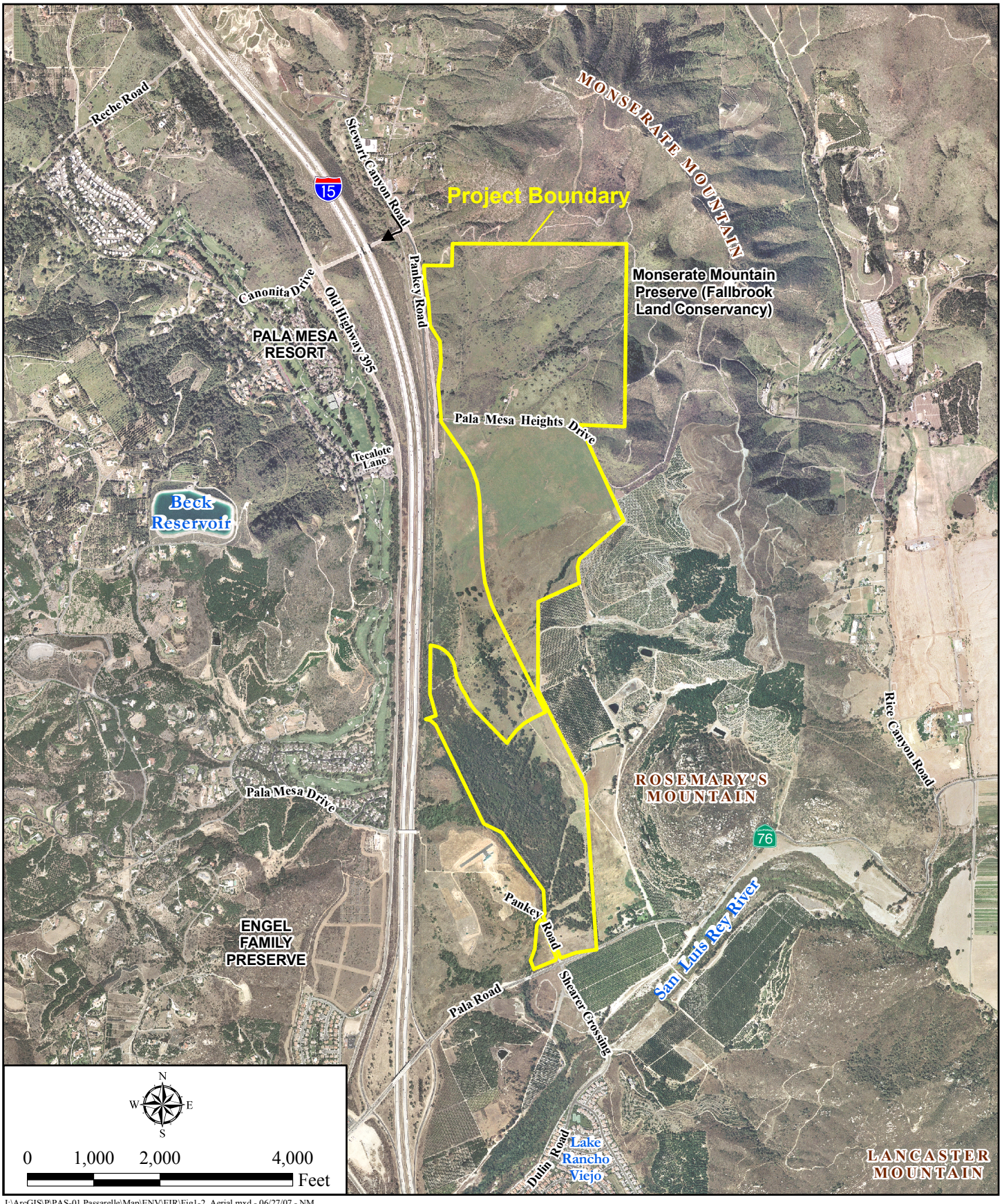
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-1_Regional.mxd - 06/27/07 - KF

Regional Location Map

CAMPUS PARK PROJECT

HELIX

Figure 1-1



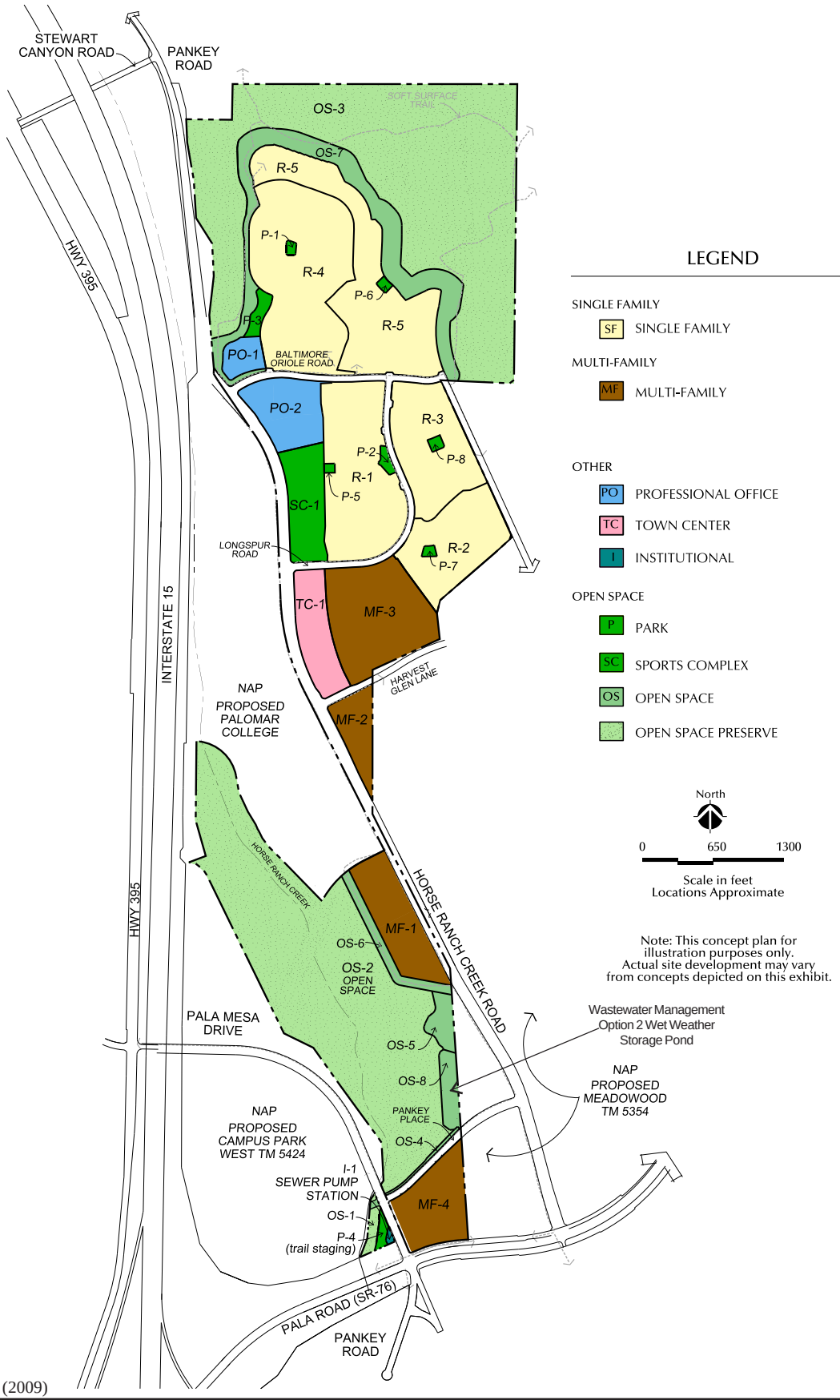
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-2_Aerial.mxd - 06/27/07 - NM

Aerial Photograph

CAMPUS PARK PROJECT

HELIX

Figure 1-2



Source: DDS/GA (2009)

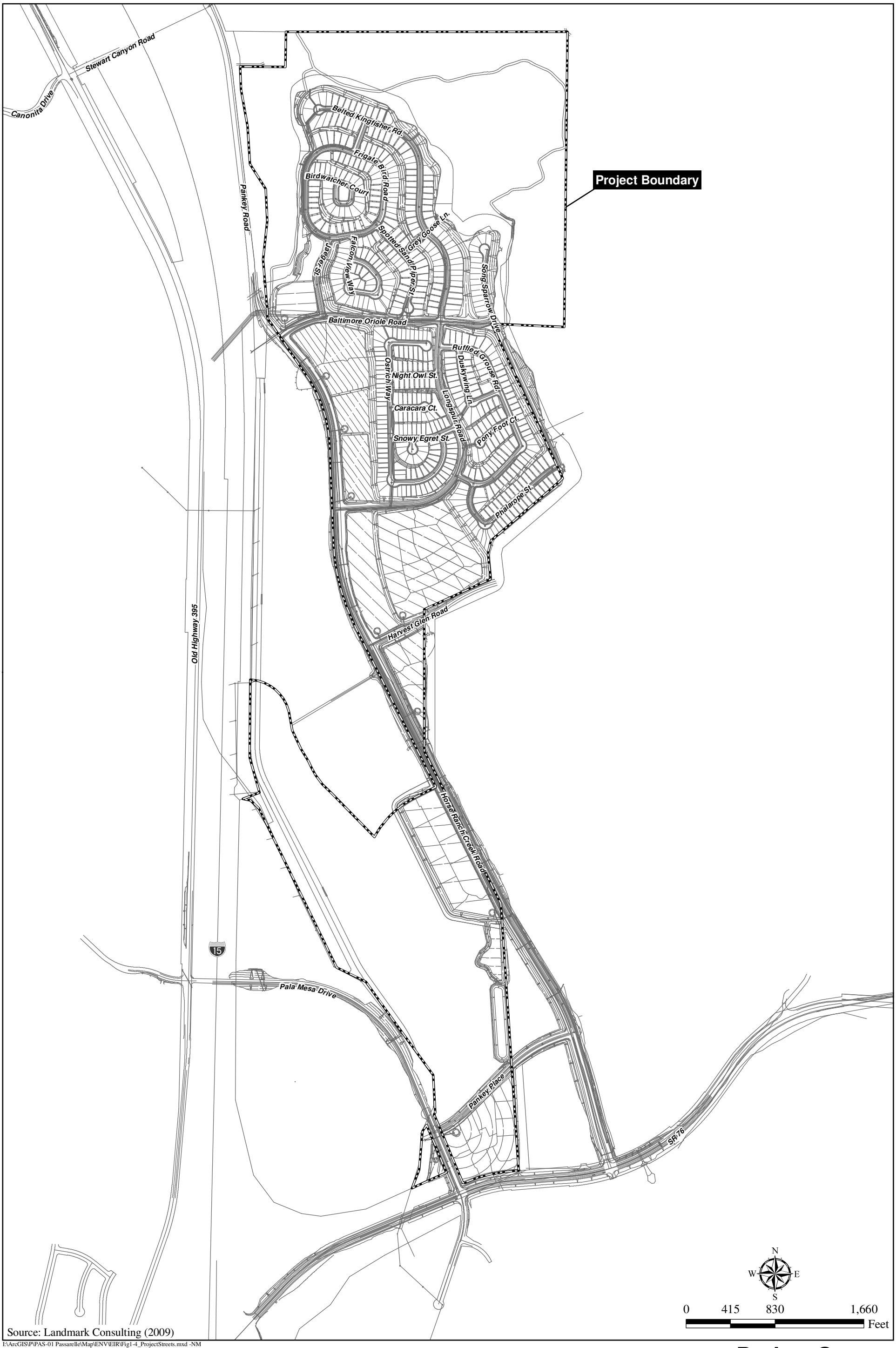
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-3_LandUse.pmd - NM

Land Use Plan

CAMPUS PARK PROJECT

HELIX

Figure 1-3



Source: Landmark Consulting (2009)

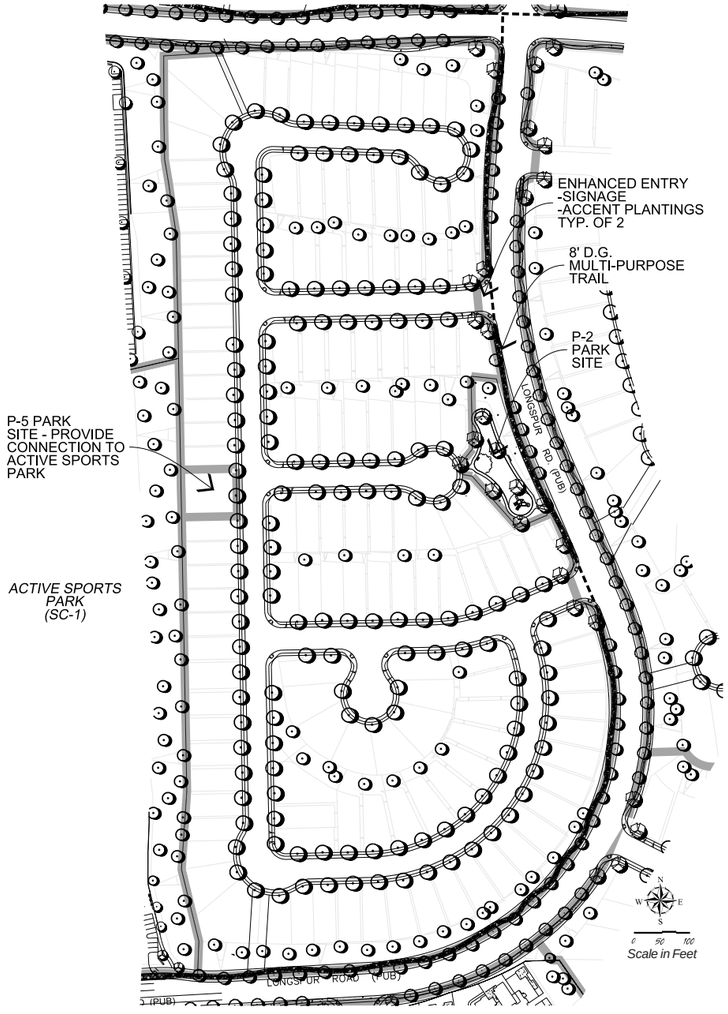
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-4_ProjectStreets.mxd -NM

Project Streets

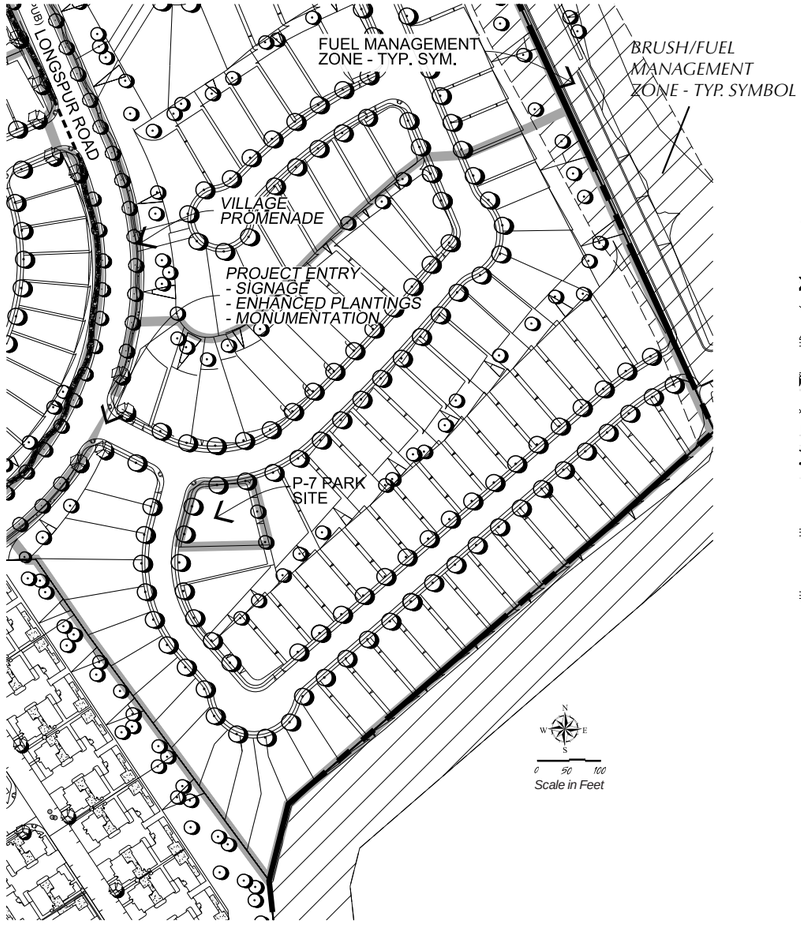
CAMPUS PARK PROJECT

HELIX

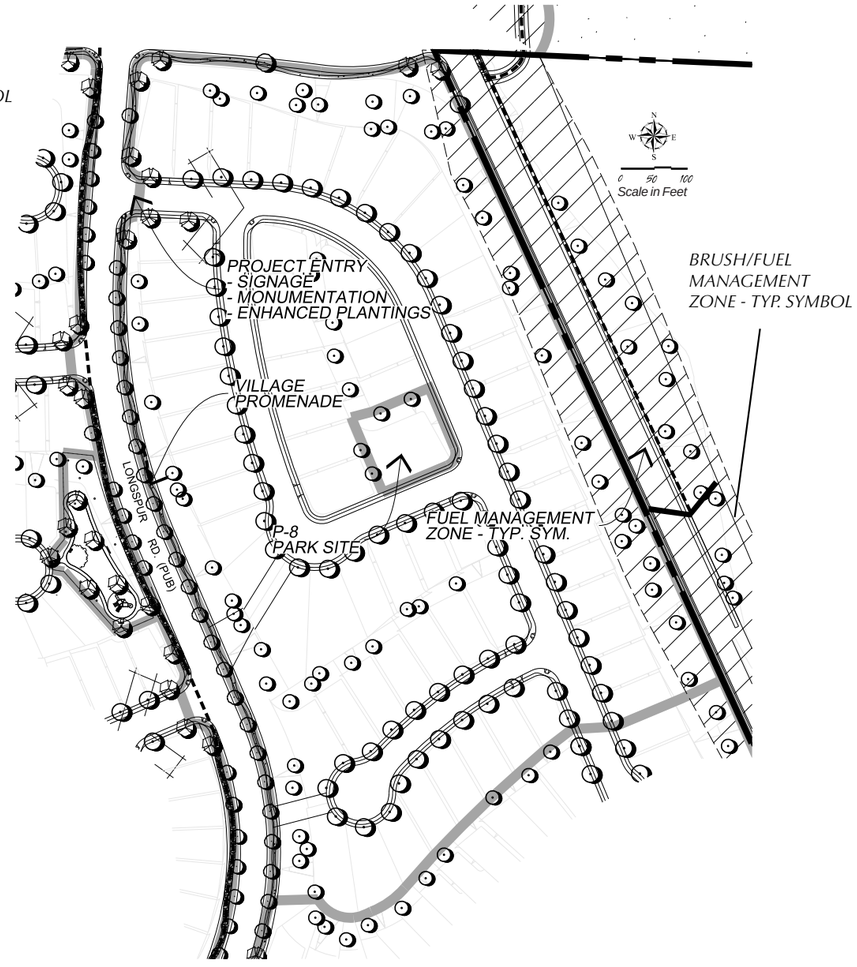
Figure 1-4



PA R-1



PA R-2



PA R-3

Note: This concept plan for illustration purposes only. Actual site development may vary from concepts depicted on this exhibit.

Source: DDS/GA (2009)

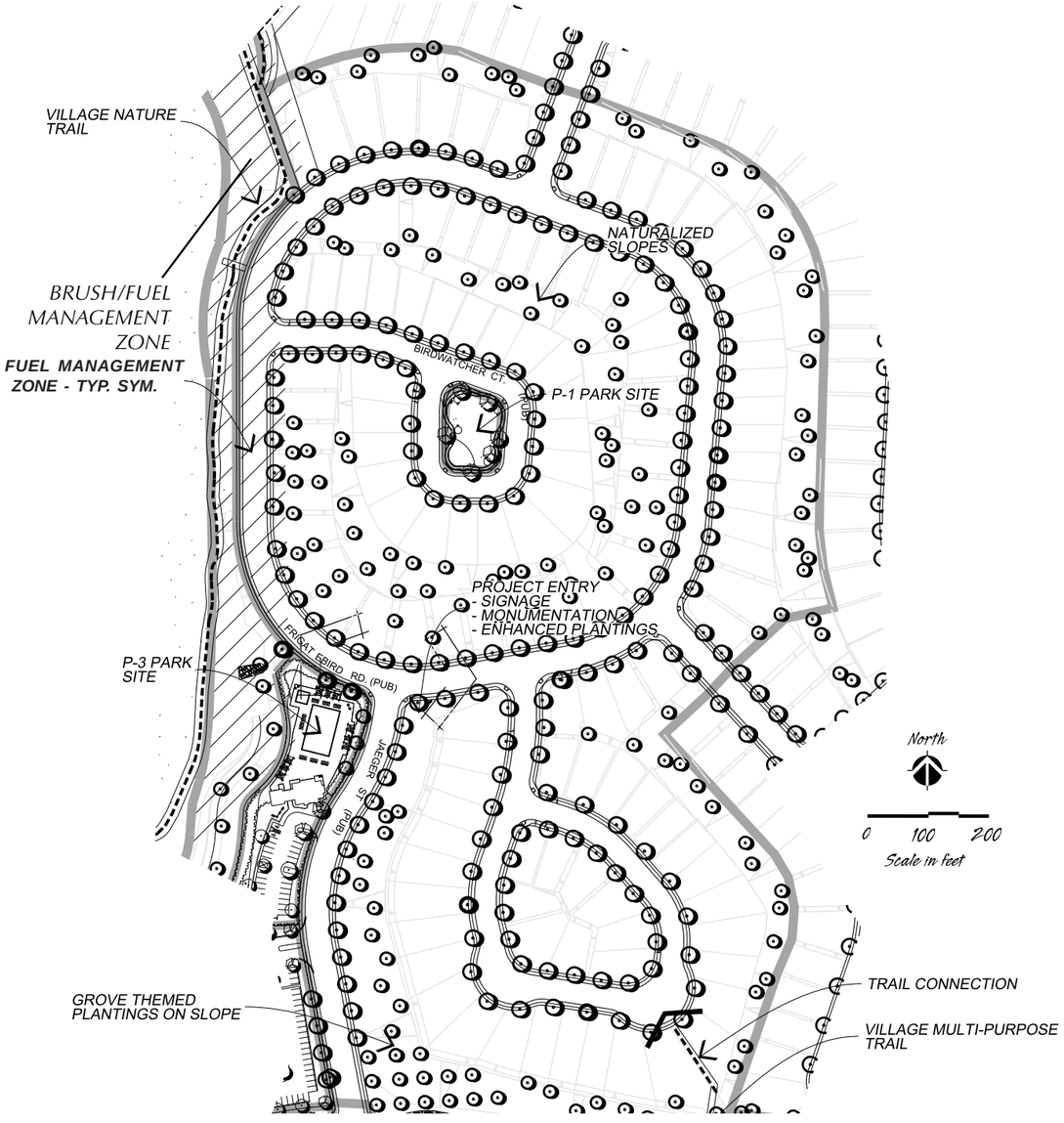
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-5a_PA_R1R2R3_ConceptPlan.pmd -NM

PAs R-1, R-2, and R-3 Concept Plans

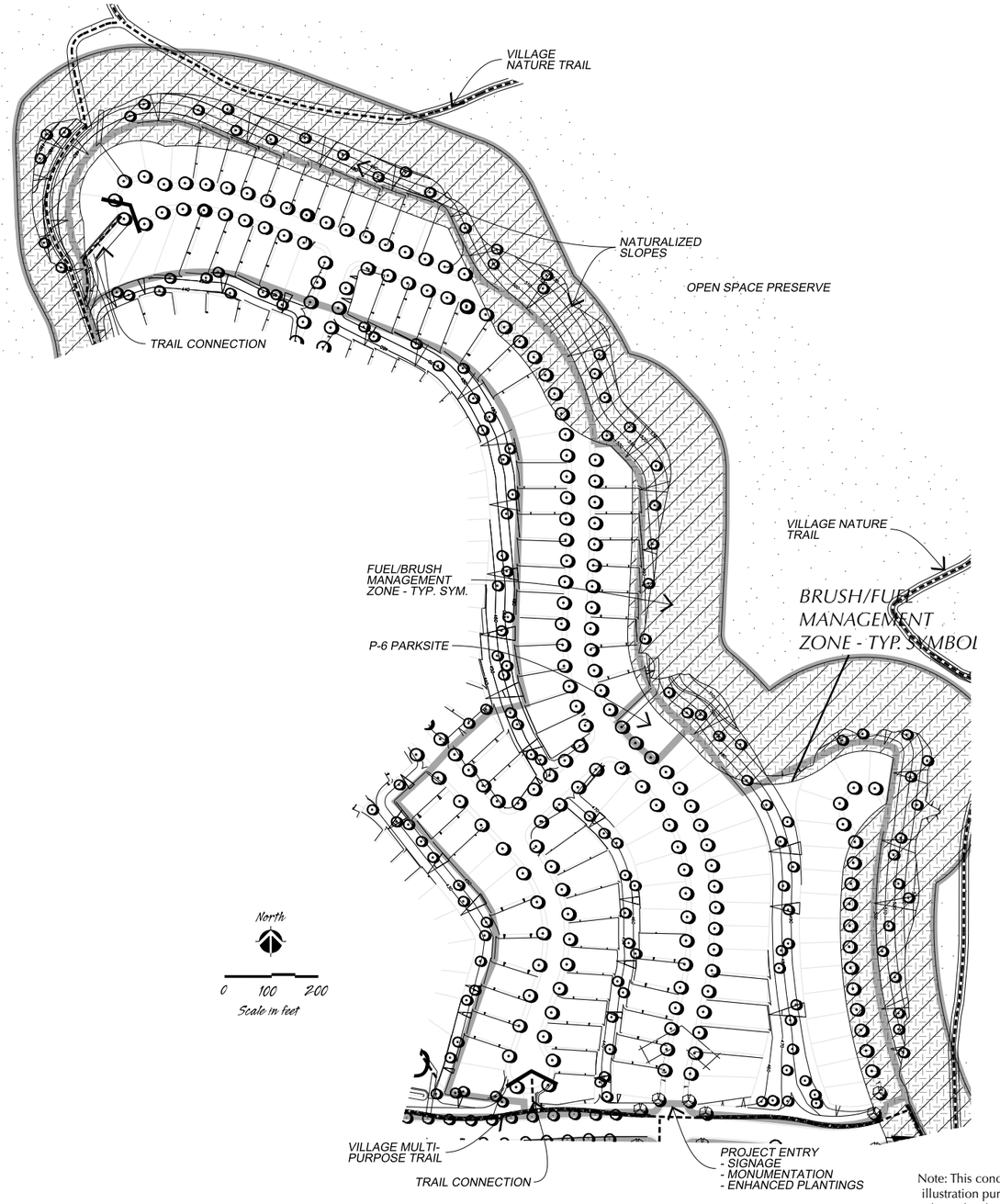
CAMPUS PARK PROJECT

HELIX

Figure 1-5a



PA R-4



PA R-5

Note: This concept plan for illustration purposes only. Actual site development may vary from concepts depicted on this exhibit.

Source: DDS/GA (2009)

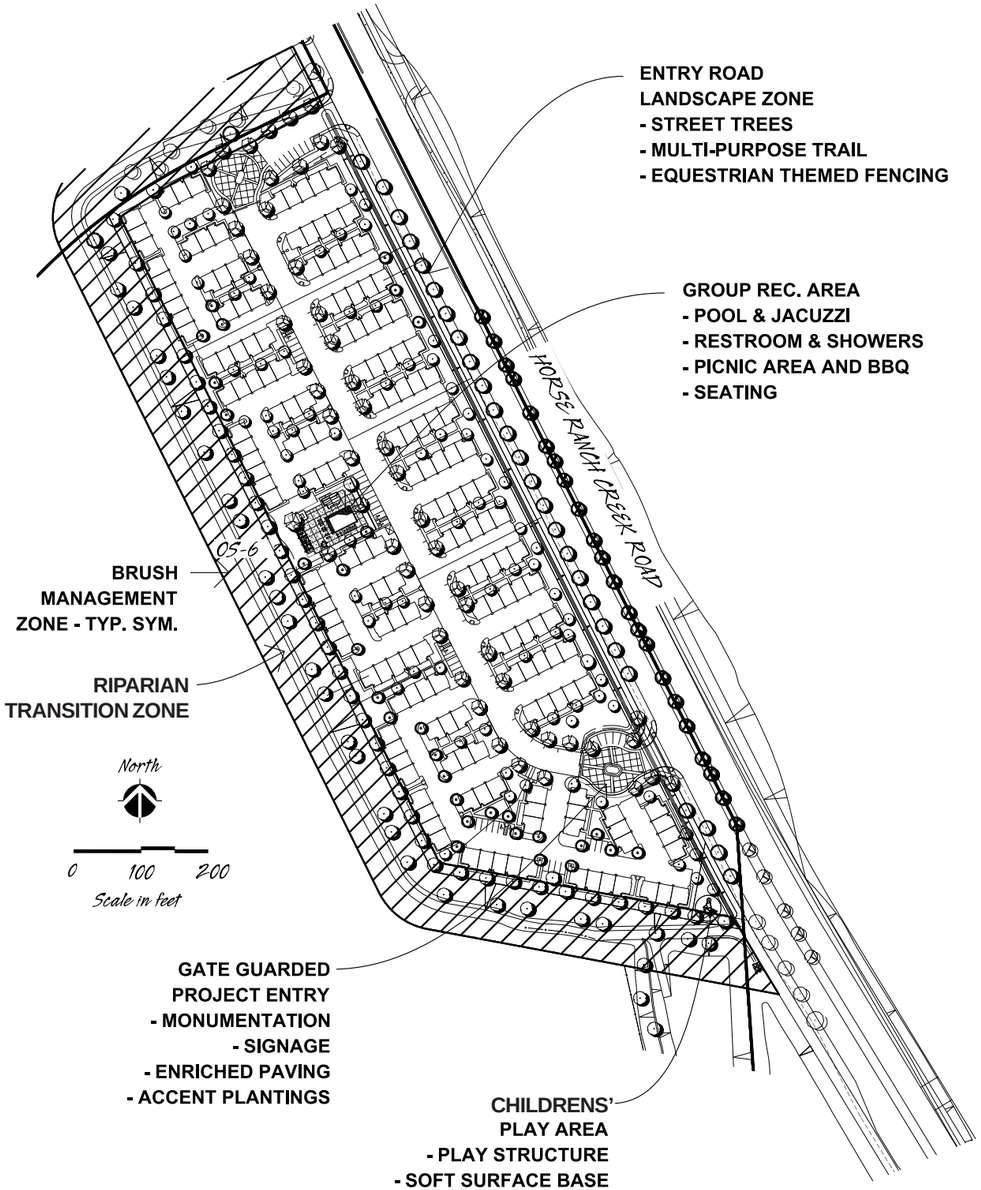
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-5b_PA_R4R5_ConceptPlan.pmd -KF

PAs R-4 and R-5 Concept Plans

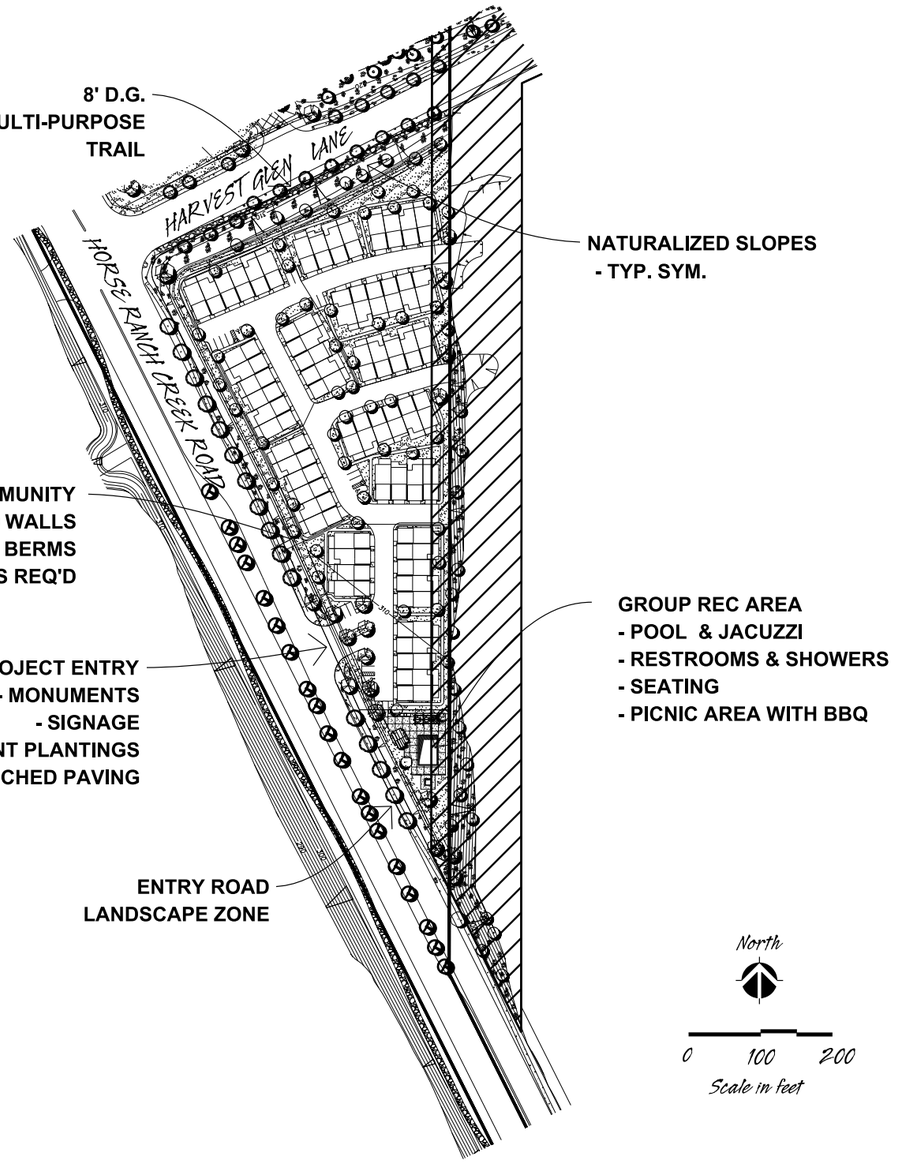
CAMPUS PARK PROJECT

HELIX

Figure 1-5b



PA MF-1



PA MF-2

Note: This concept plan for illustration purposes only. Actual site development may vary from concepts depicted on this exhibit.

Source: DDS/GA (2009)

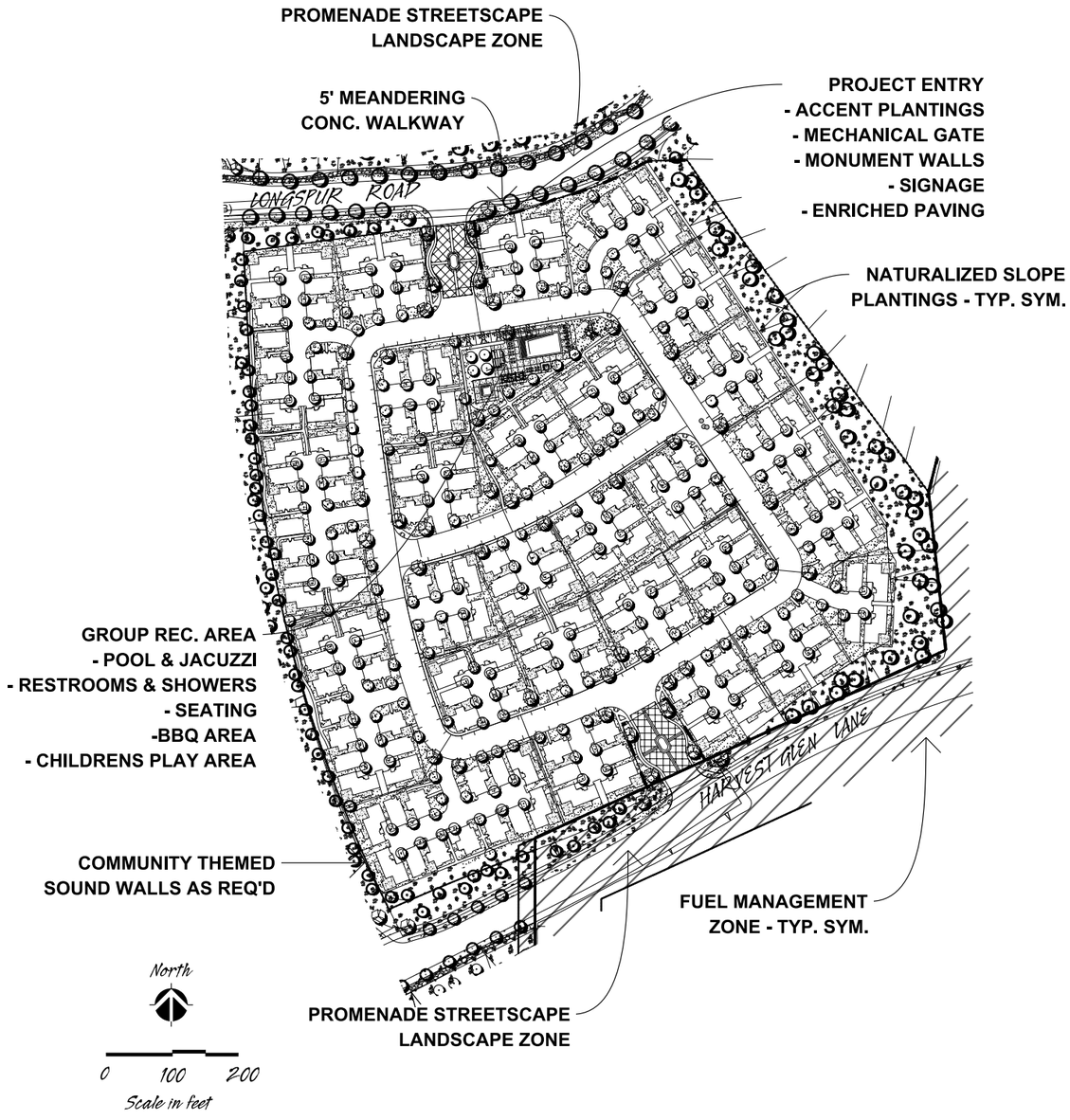
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-6a_MF-1_2_ConceptPlan.pmd -NM

PAs MF-1 and MF-2 Concept Plans

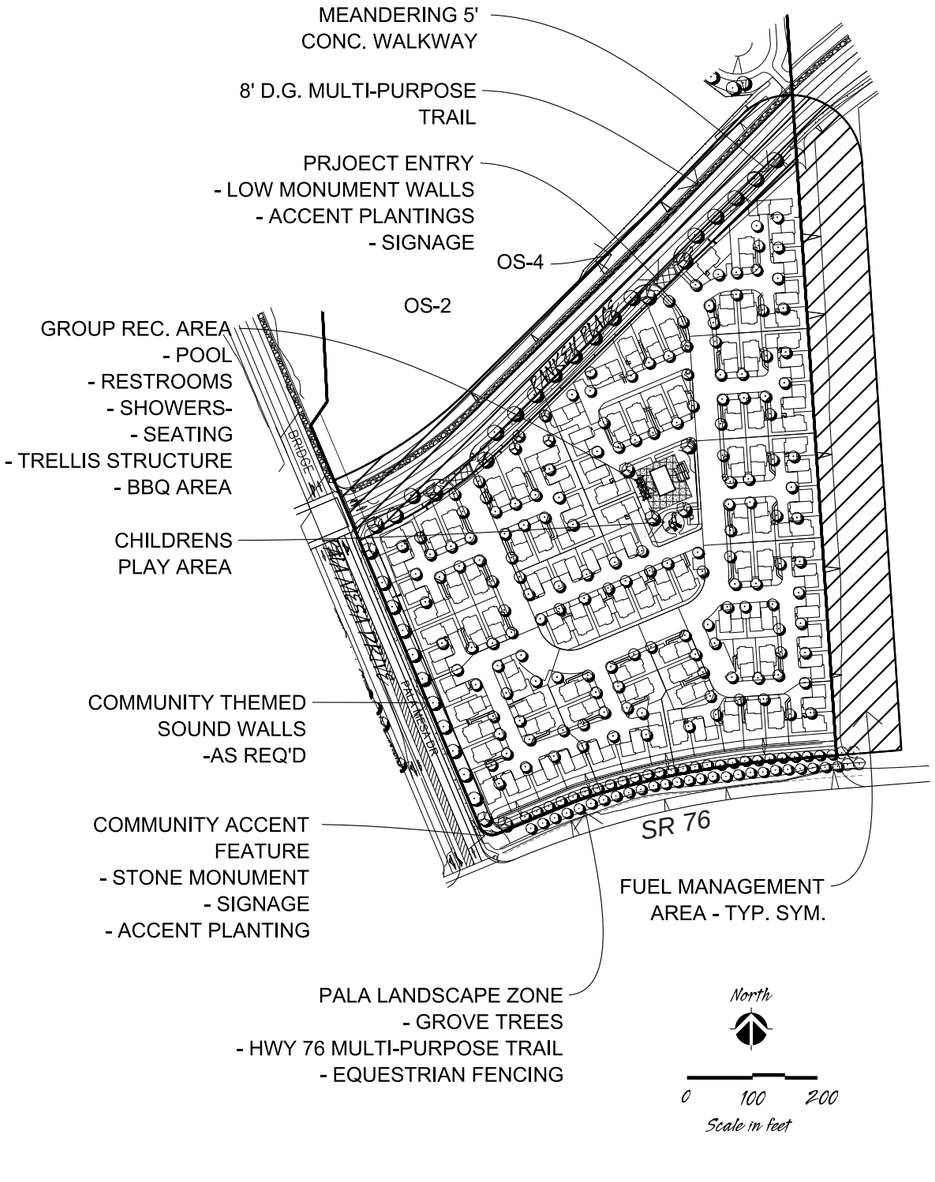
CAMPUS PARK PROJECT

HELIX

Figure 1-6a



PA MF-3



PA MF-4

Note: This concept plan for illustration purposes only. Actual site development may vary from concepts depicted on this exhibit.

Source: DDS/GA (2009)

I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-6b_MF-3_4_ConceptPlan.pmd -KF

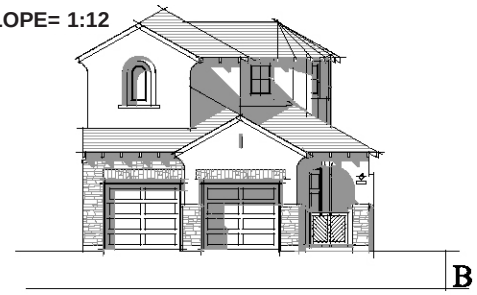
PAs MF-3 and MF-4 Concept Plans

CAMPUS PARK PROJECT

Figure 1-6b

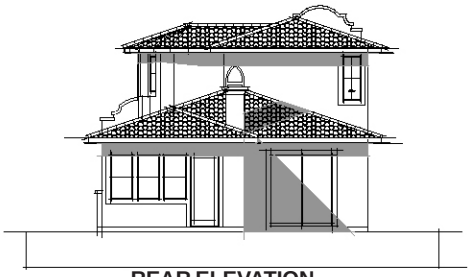
HELIX

ROOF SLOPE= 1:12

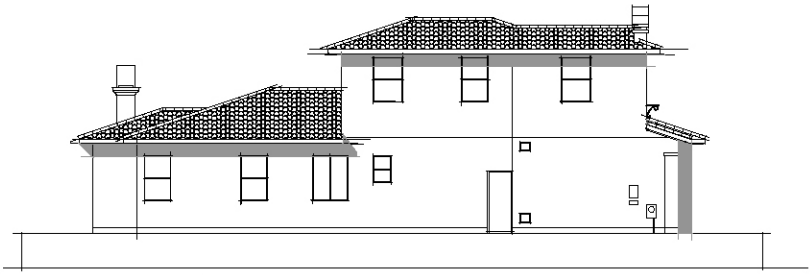


RIGHT SIDE ELEVATION

NOTE: DASHED LINE INDICATES TRIM @ LOTS EXPOSED TO VIEW (SITE SPECIFIC)



REAR ELEVATION



LEFT SIDE ELEVATION

Note: This concept plan for illustration purposes only. Actual site development may vary from concepts depicted on this exhibit.

NO SCALE

Source: DDS/GA (2009)

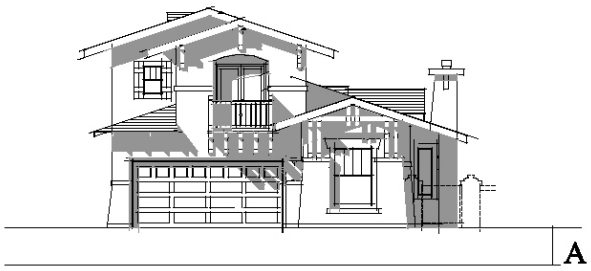
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-7a_4000sf_R1.pmd -NM

Typical 4,000 S.F. Minimum Architecture (R-1)

CAMPUS PARK PROJECT

HELIX

Figure 1-7a



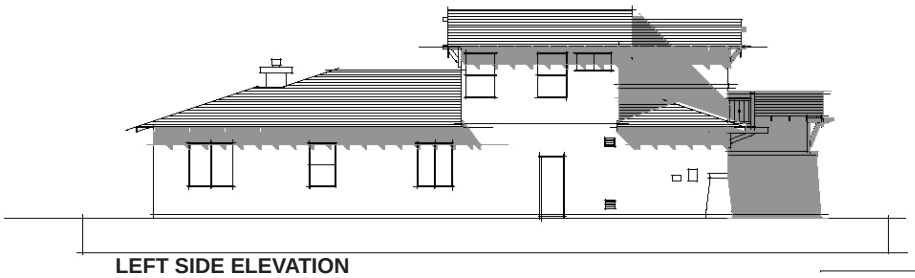
A

C

B

RIGHT SIDE ELEVATION

REAR ELEVATION



LEFT SIDE ELEVATION

Note: This concept plan for illustration purposes only. Actual site development may vary from concepts depicted on this exhibit.

NO SCALE

Source: DDS/GA (2009)

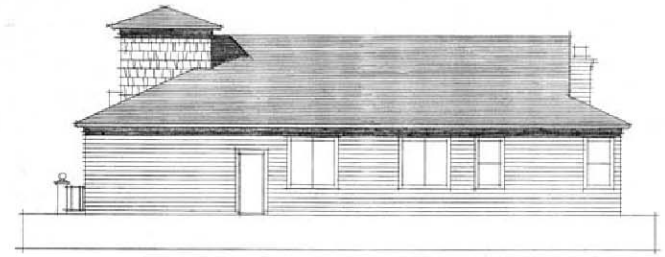
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-7b_4500sf_R2_4.pmd -NM

Typical 4,500 S.F. Minimum Architecture (R-2 & R-4)

CAMPUS PARK PROJECT

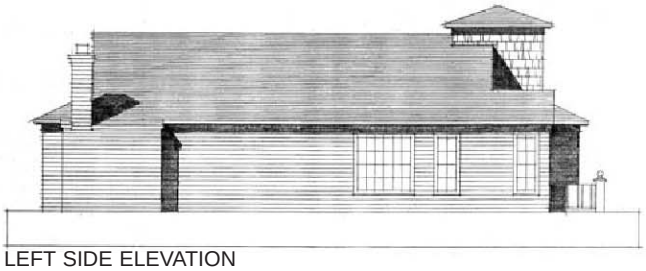
HELIX

Figure 1-7b



RIGHT ELEVATION

REAR ELEVATION



LEFT SIDE ELEVATION

EXTERIOR ELEVATIONS

Note: This concept plan for illustration purposes only. Actual site development may vary from concepts depicted on this exhibit.

NO SCALE

Source: DDS/GA (2009)

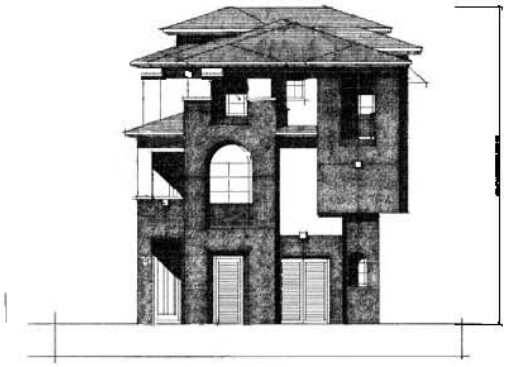
I:\ArcGIS\P\PAS-01Passarelle\Map\ENV\EIR\Fig1-7c_5000sf_R3_5.pmd -NM

Typical 5,000 S.F. Minimum Architecture (R-3 & R-5)

CAMPUS PARK PROJECT

HELIX

Figure 1-7c



FRONT/REAR ELEVATION
NO SCALE

RIGHT ELEVATION
NO SCALE

LEFT ELEVATION
NO SCALE

FRONT/REAR ELEVATION
NO SCALE

No Scale
Source: DDS/GA (2009)

Note: This concept plan for illustration purposes only. Actual site development may vary from concepts depicted on this exhibit.

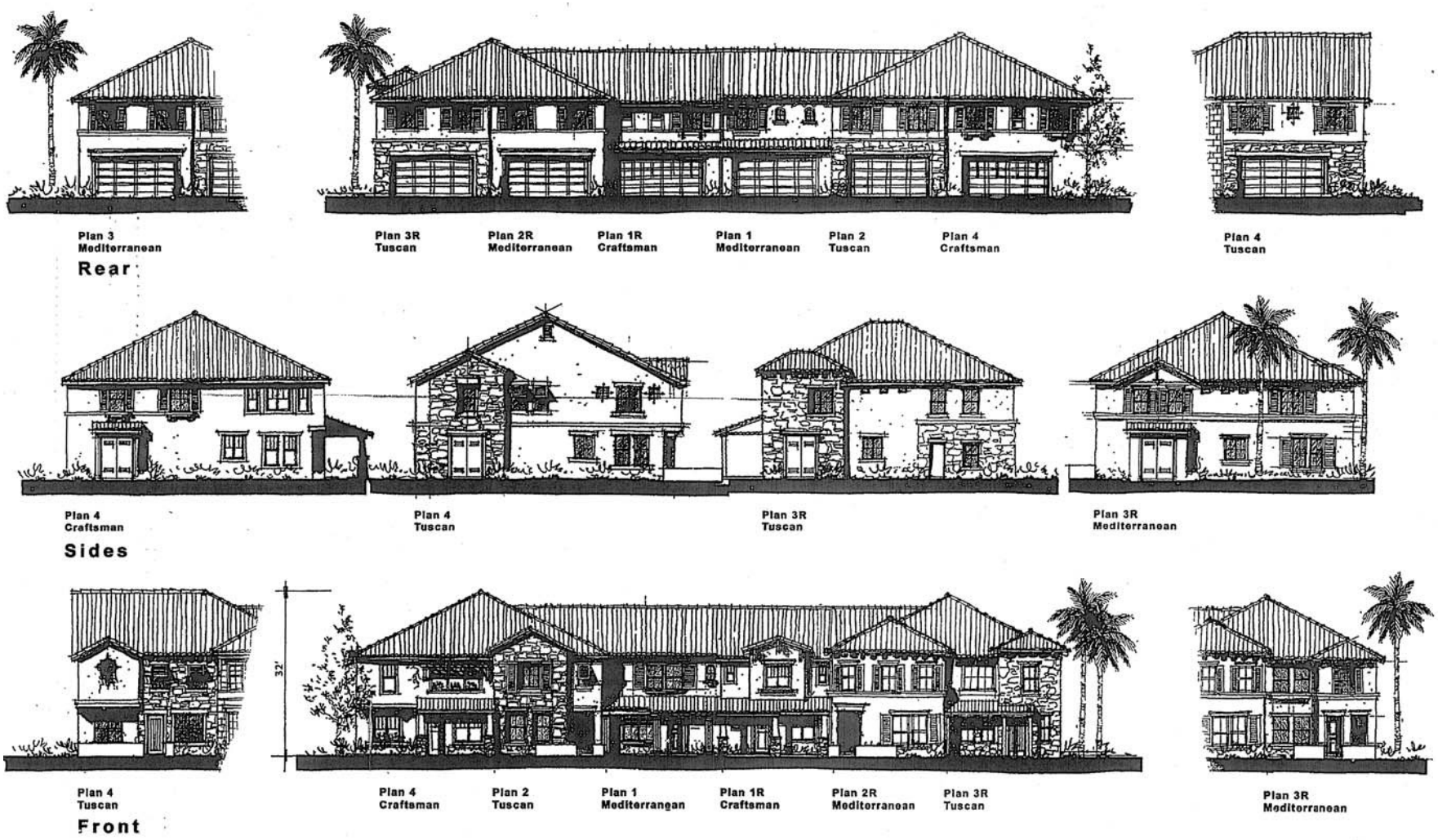
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-8a_Beechwood.pmd -NM

Beechwood Elevations - Typical 5-Plex (MF-1)

CAMPUS PARK PROJECT

HELIX

Figure 1-8a



No Scale

Source: DDS/GA (2008)

Note: This concept plan for illustration purposes only. Actual site development may vary from concepts depicted on this exhibit.

I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-8b_WoodleyCollection.pmd -NM

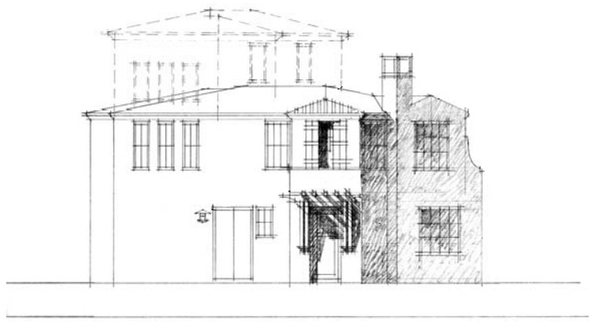
Woodley Collection Elevations - Typical (MF-2)

CAMPUS PARK PROJECT

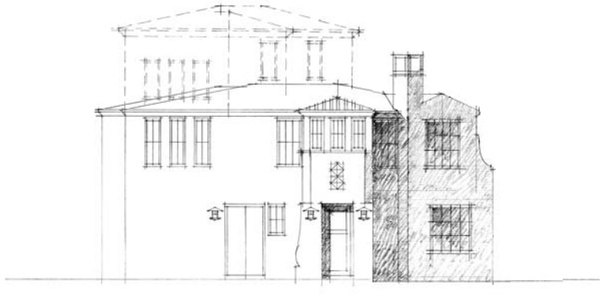
HELIX

Figure 1-8b

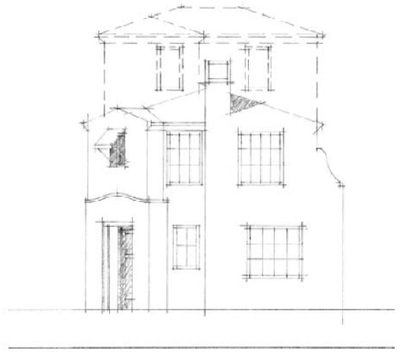
A



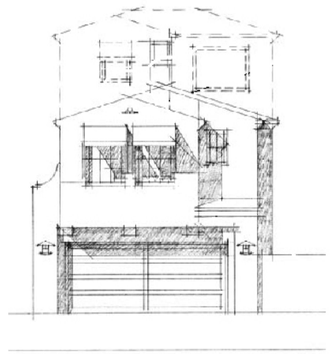
B



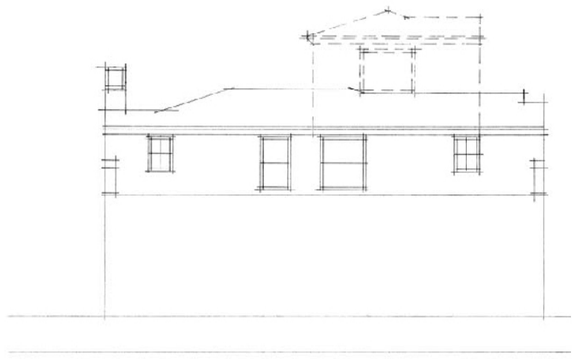
C



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

Note: This concept plan for
illustration purposes only.
Actual site development may vary
from concepts depicted on this exhibit.

No Scale
Source: DDS/GA (2009)

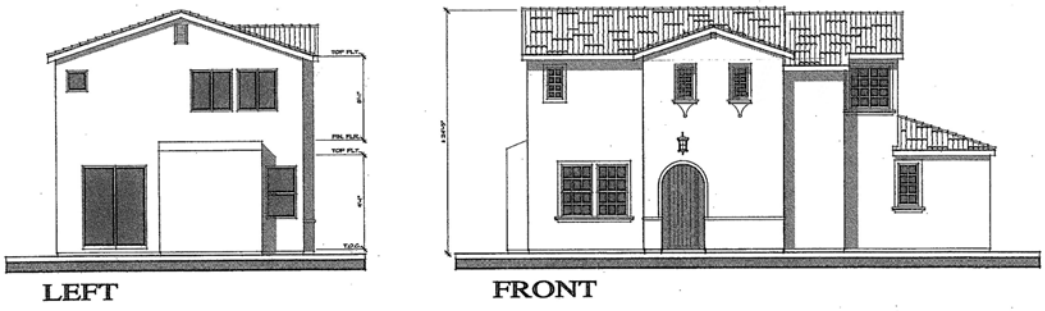
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-8c_Cantebury.pmd -NM

Canterbury Elevations - Typical (MF-3)

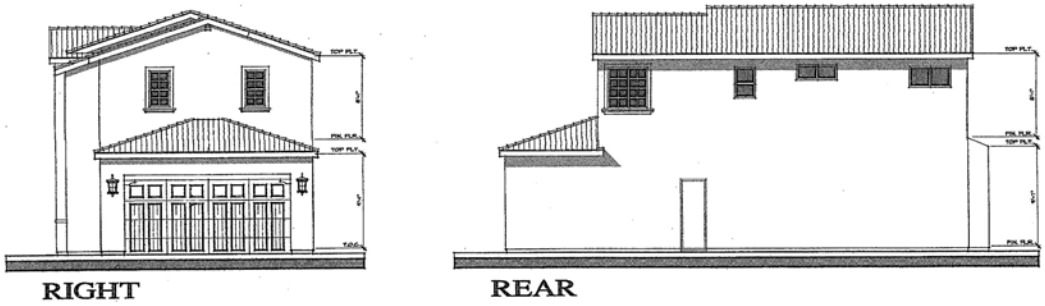
CAMPUS PARK PROJECT

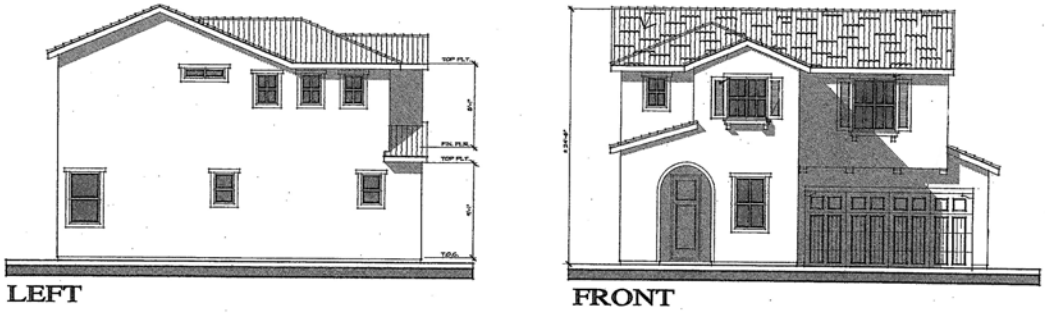
HELIX

Figure 1-8c

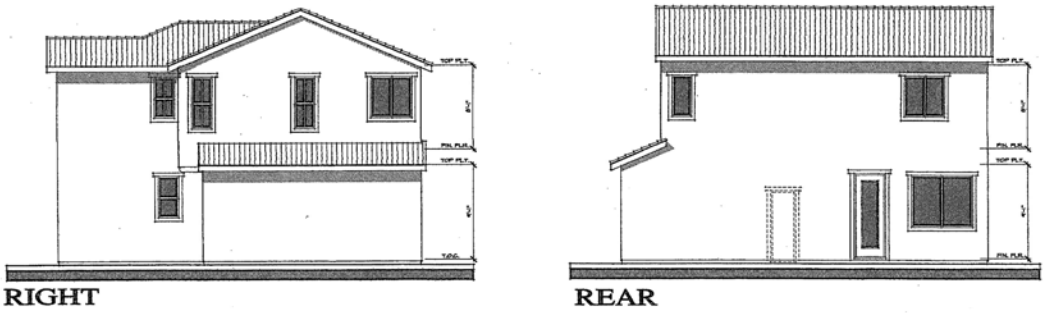


PLAN 1 ELEVATION A





PLAN 2 ELEVATION B



Note: This concept plan for illustration purposes only. Actual site development may vary from concepts depicted on this exhibit.

No Scale

Source: DDS/GA (2009)

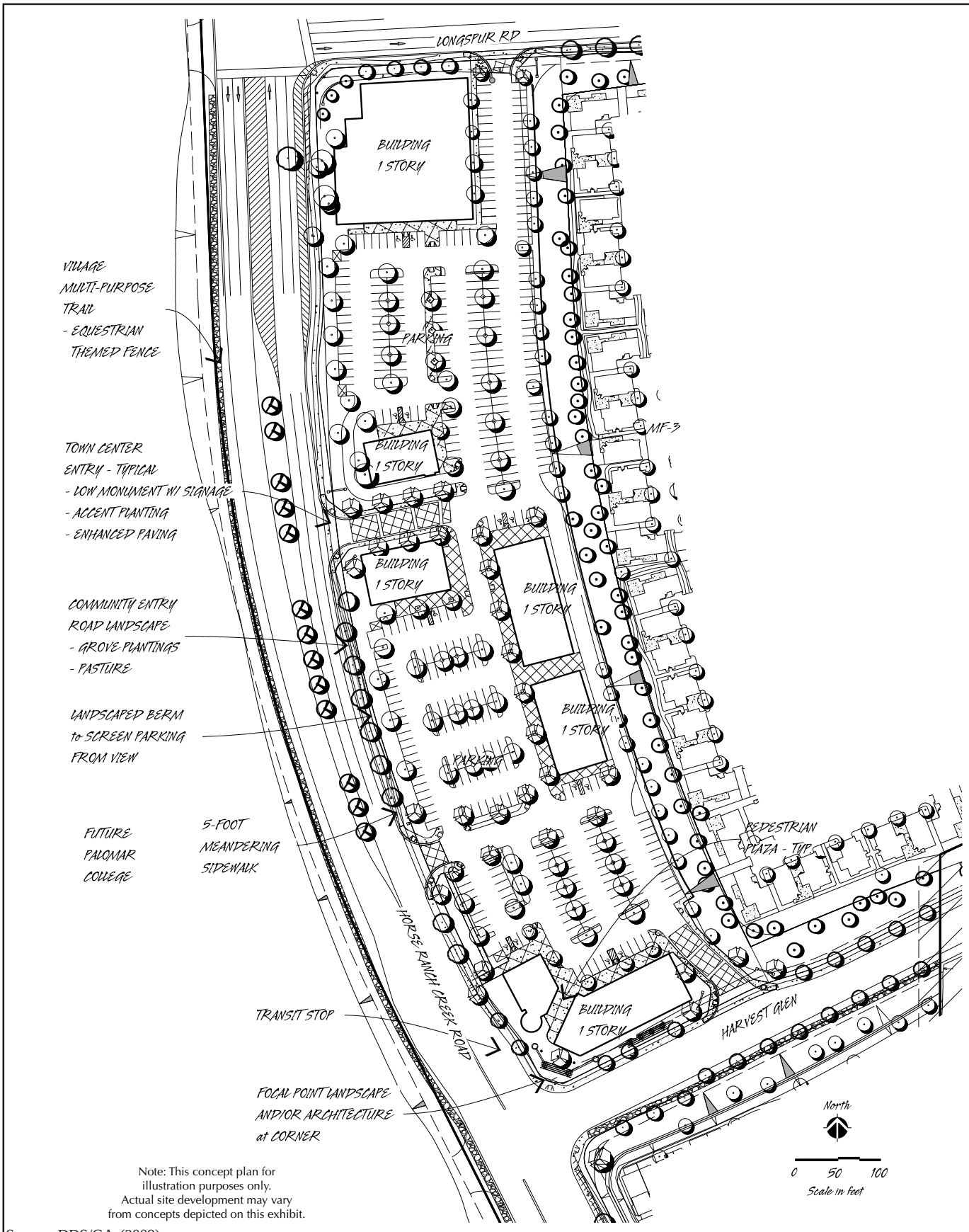
I:\ArcGIS\P\PAS-01Passarelle\Map\ENV\EIR\Fig1-8d_Tupelo_MF-4.pmd -NM

Tupelo Collection - Typical Architecture (MF-4)

CAMPUS PARK PROJECT

HELIX

Figure 1-8d



Note: This concept plan for illustration purposes only. Actual site development may vary from concepts depicted on this exhibit.

Source: DDS/GA (2009)

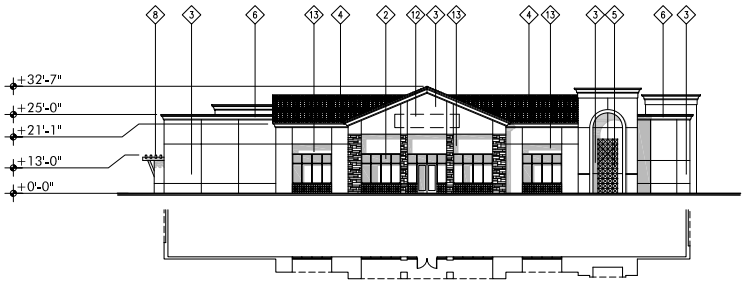
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-9_TownCen_ConceptPlan.pmd -NM

Town Center Concept Plan

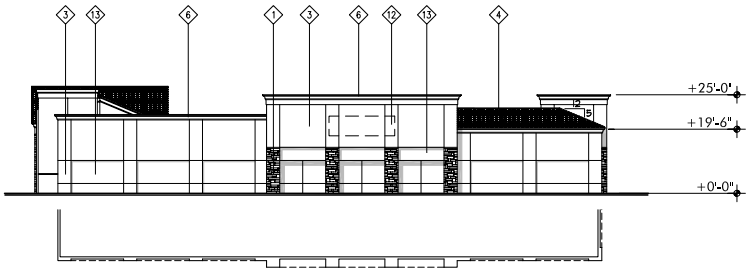
CAMPUS PARK PROJECT

HELIX

Figure 1-9



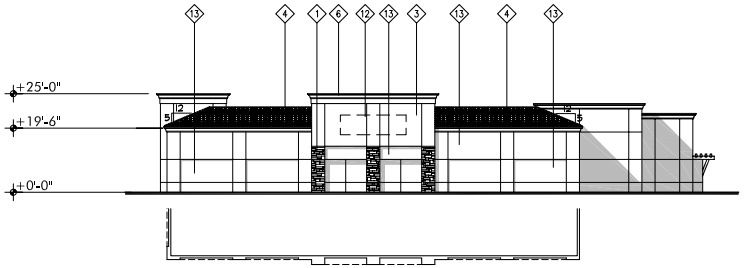
1 SOUTH ELEVATION



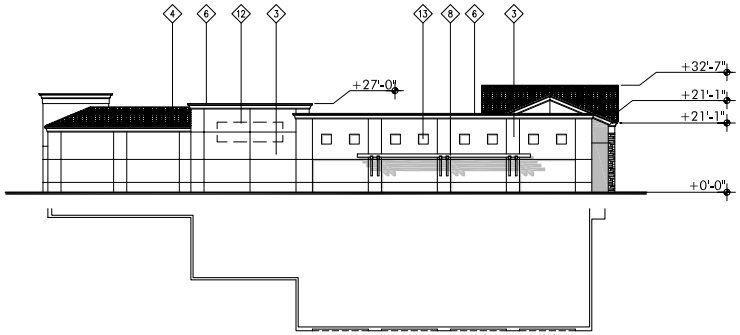
2 EAST ELEVATION

ELEVATION LEGEND

1 STONE VENEER	8 WOOD TRELLIS
2 STOREFRONT	9 METAL AWNING
3 PLASTER FINISH	10 FABRIC AWNING
4 TILE ROOF	11 LIGHT FIXTURE
5 DECORATIVE METAL	12 SIGNAGE LOCATION
6 CORNICE	13 DECORATIVE RECESS
7 DECORATIVE VENT	



3 NORTH ELEVATION



4 WEST ELEVATION

0' 8' 16' 32'

Retail Building Elevations

Note: This concept plan for illustration purposes only. Actual site development may vary from concepts depicted on this exhibit.

Source: SGPA Architecture (2009)

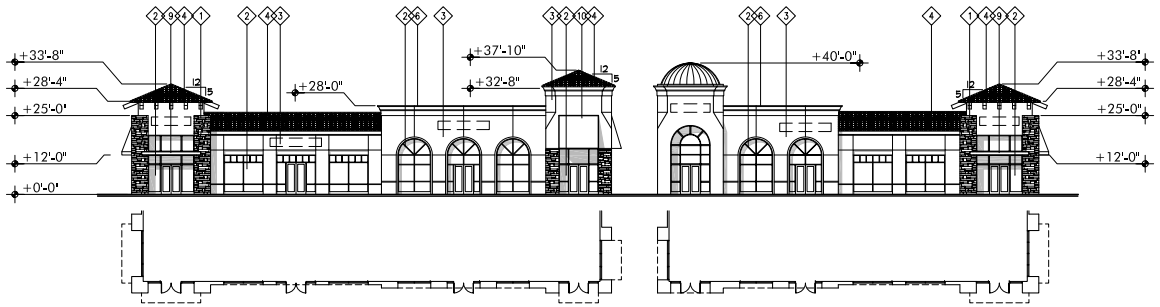
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-10a_TownCenter_Arch.pmd -NM

Town Center Typical Architecture

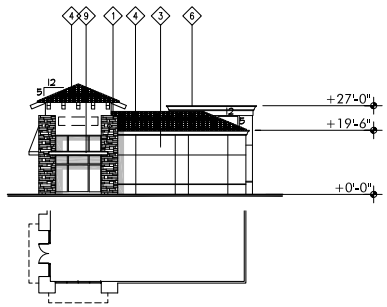
CAMPUS PARK PROJECT

Figure 1-10a

HELIX



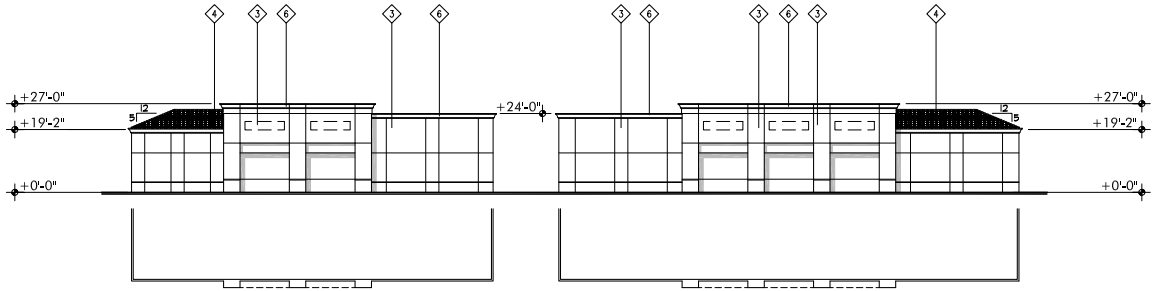
1 WEST ELEVATION



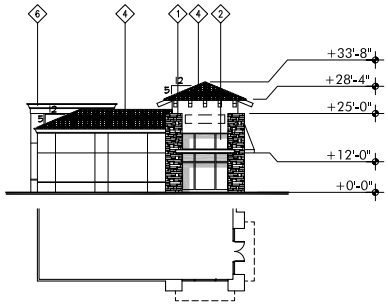
2 SOUTH ELEVATION

ELEVATION LEGEND

1 STONE VENEER	8 WOOD TRELLIS
2 STOREFRONT	9 METAL AWNING
3 PLASTER FINISH	10 FABRIC AWNING
4 TILE ROOF	11 LIGHT FIXTURE
5 DECORATIVE METAL	12 SIGNAGE LOCATION
6 CORNICE	13 DECORATIVE RECESS
7 DECORATIVE VENT	



3 EAST ELEVATION



4 NORTH ELEVATION

0' 8' 16' 32'

Retail Building Elevations

Note: This concept plan for illustration purposes only. Actual site development may vary from concepts depicted on this exhibit.

Source: SGPA Architecture (2009)

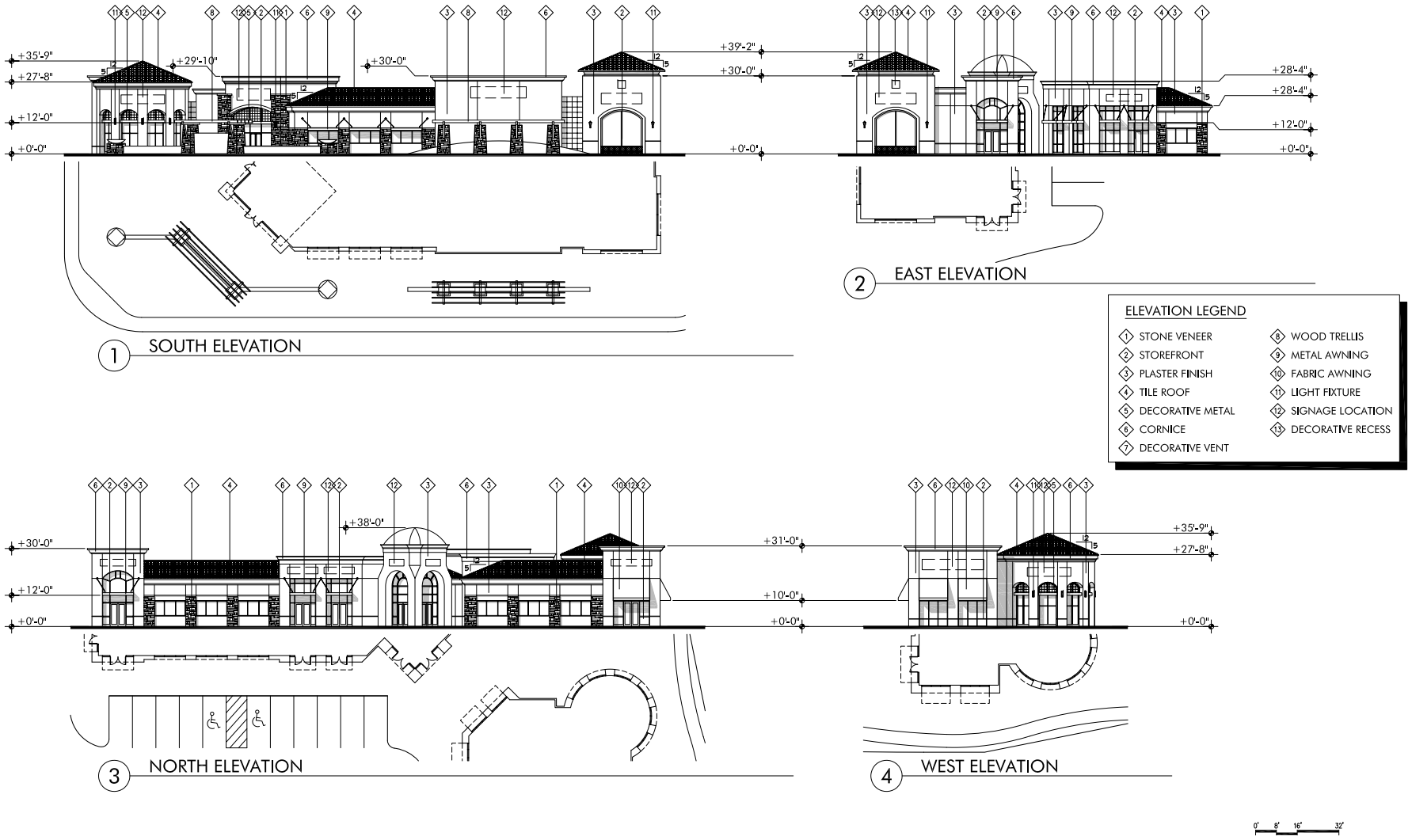
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-10b_TownCenter_Arch.pmd -NM

Town Center Typical Architecture

CAMPUS PARK PROJECT

Figure 1-10b

HELIX



Retail Building Elevations

Note: This concept plan for illustration purposes only. Actual site development may vary from concepts depicted on this exhibit.

Source: SGPA Architecture (2009)

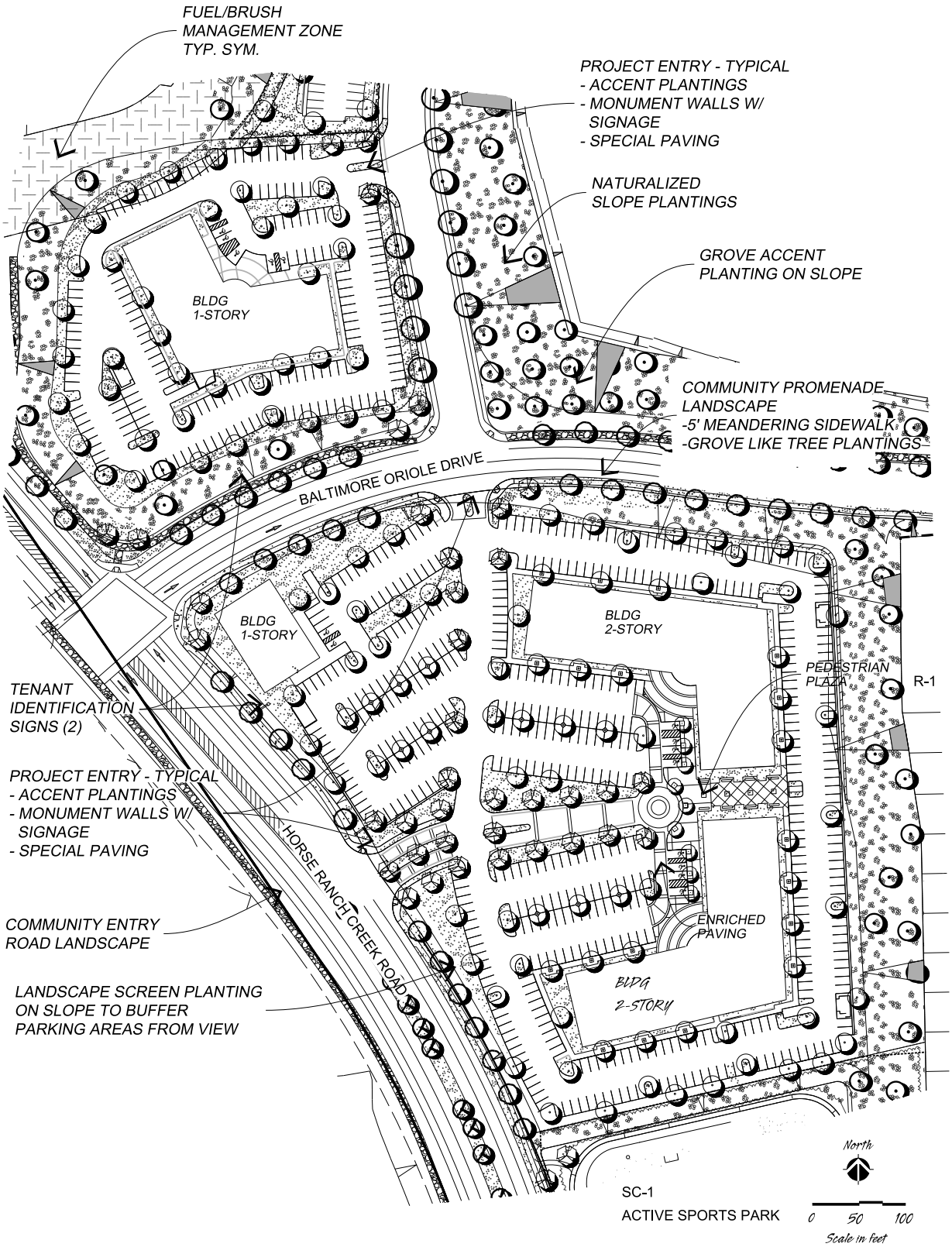
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-10c_TownCenter_Arch.pmd -NM

Town Center Typical Architecture

CAMPUS PARK PROJECT

Figure 1-10c

HELIX



Note: This concept plan for illustration purposes only. Actual site development may vary from concepts depicted on this exhibit.

Source: DDS/GA (2009)

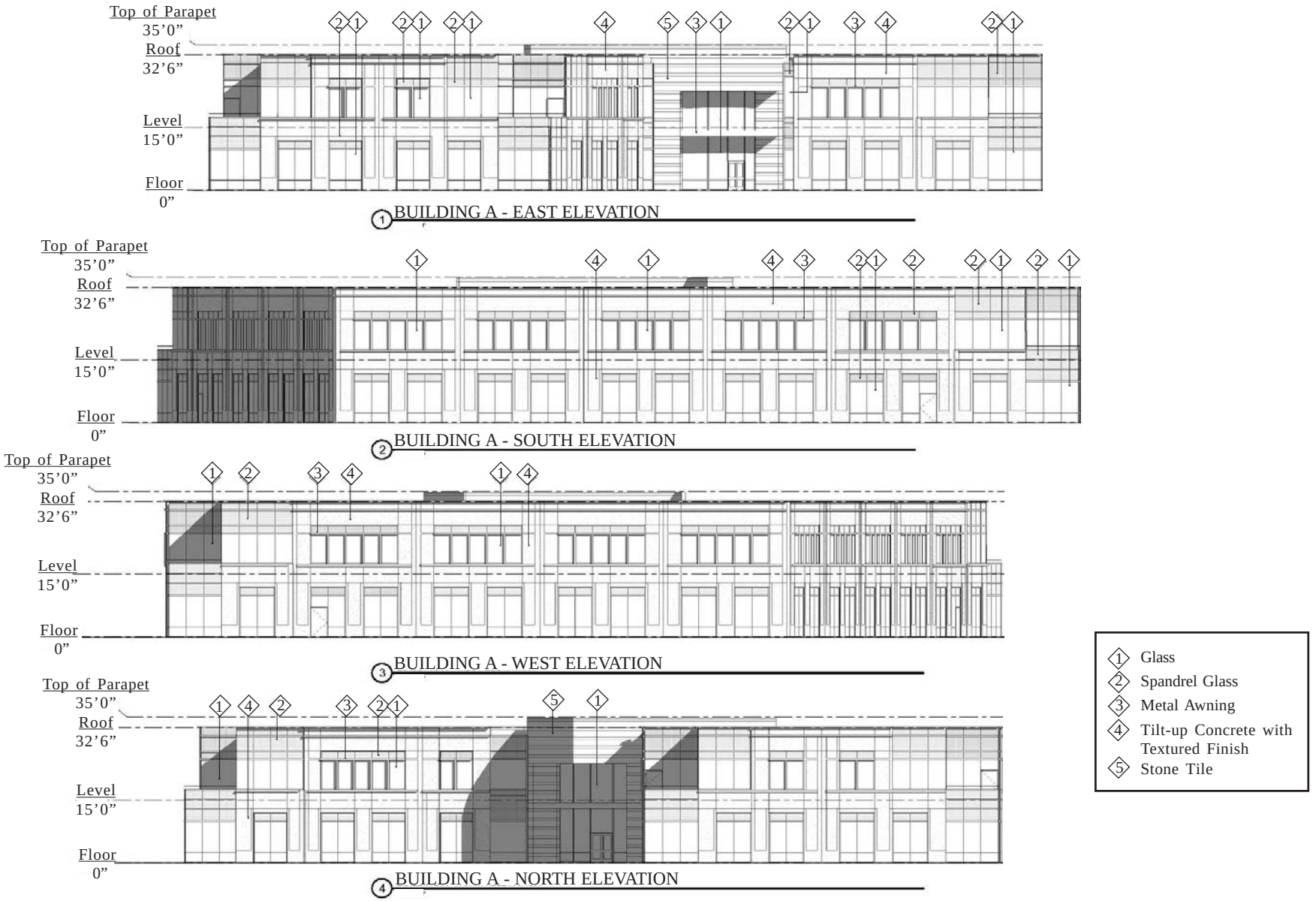
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-11_Office_ConceptPlan.pmd - NM

Office Professional Concept Plan

CAMPUS PARK PROJECT

HELIX

Figure 1-11



Note: This concept plan for illustration purposes only. Actual site development may vary from concepts depicted on this exhibit.

Source: SGPA Architecture (2009)

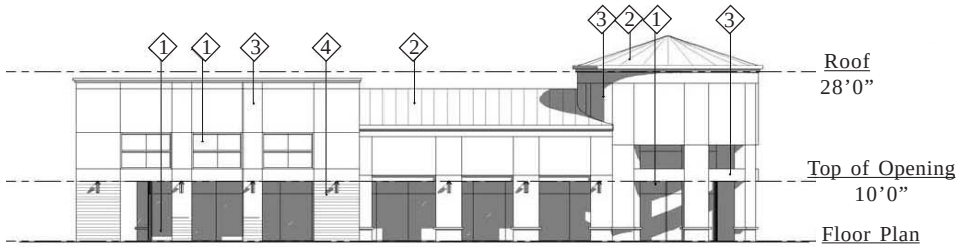
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-12a_OfficeProf_2Story.pmd -NM

Office Professional Conceptual 2-Story Architecture (Typical)

CAMPUS PARK PROJECT

HELIX

Figure 1-12a

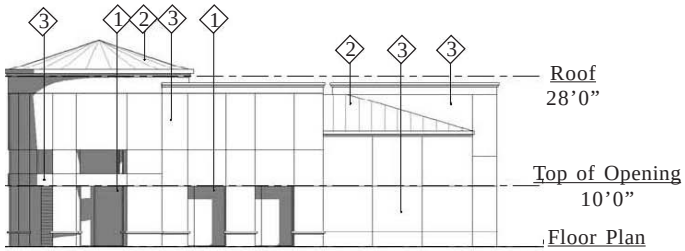


1 BUILDING D - EAST ELEVATION

2 BUILDING D - SOUTH ELEVATION

1 Glass
2 Standing Seam Metal Roof
3 Plaster Finish
4 Cultured Stone

3 BUILDING D - WEST ELEVATION



4 BUILDING D - NORTH ELEVATION

Source: SGPA Architecture (2009)

Note: This concept plan for illustration purposes only. Actual site development may vary from concepts depicted on this exhibit.

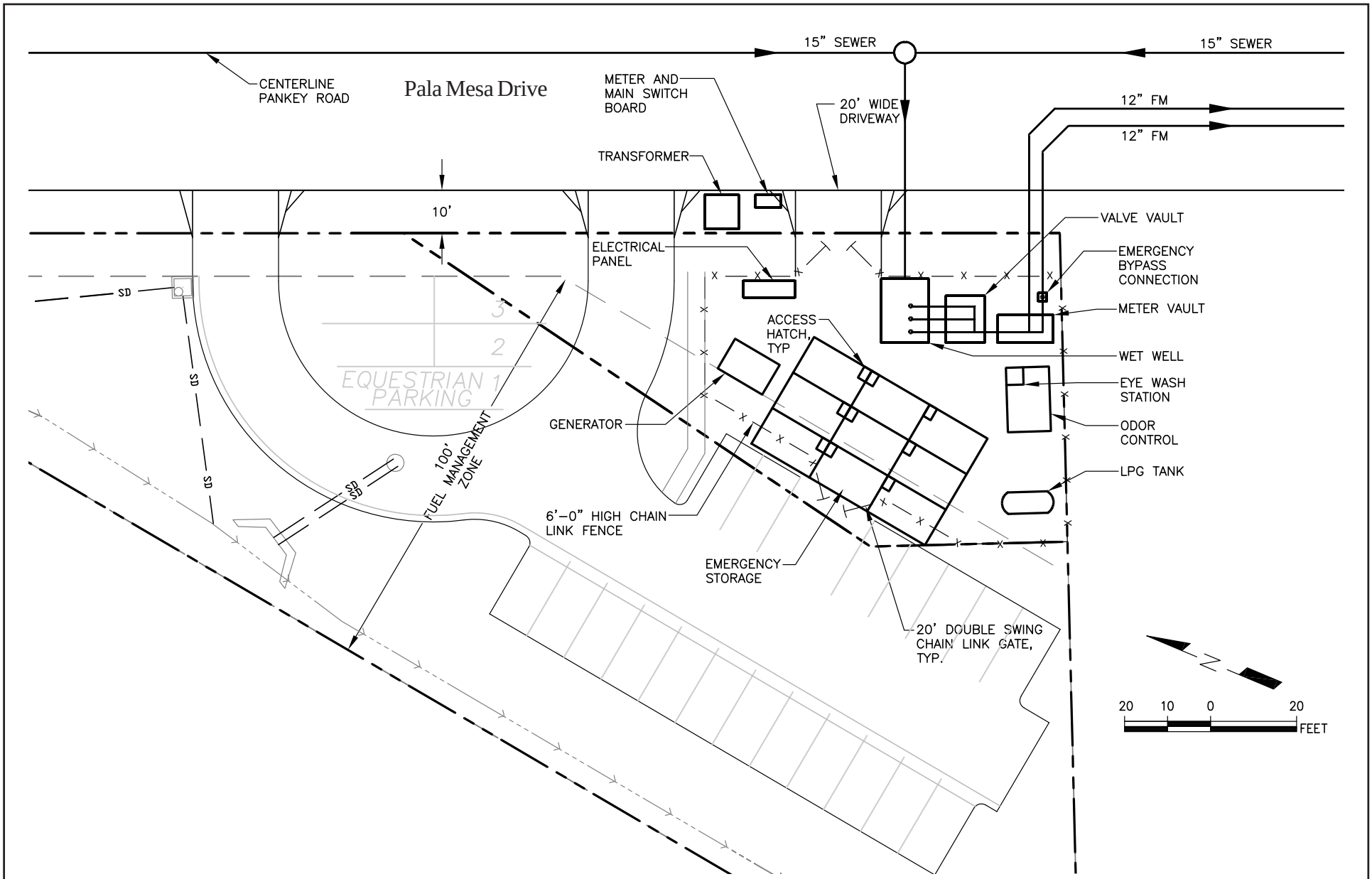
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-12b_OfficeProf_1Story.pmd -NM

Office Professional Conceptual 1-Story Architecture

CAMPUS PARK PROJECT

HELIX

Figure 1-12b



Source: Dexter Wilson Engineering, Inc. (2009)

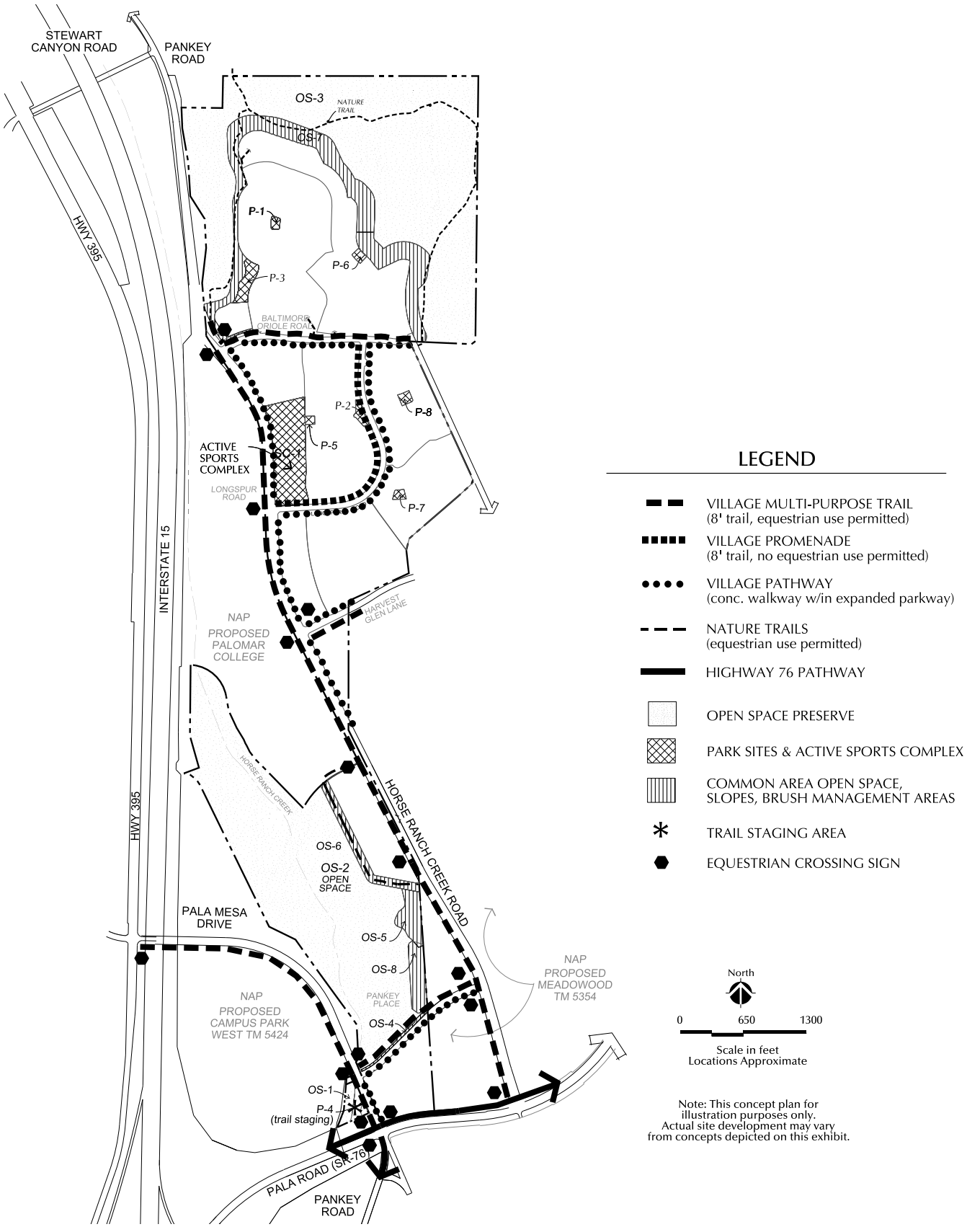
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-13_SewerPumpStation.pmd -KF

Sewer Lift Station Site Plan

CAMPUS PARK PROJECT

HELIX

Figure 1-13



Source: DDS/GA (2009)

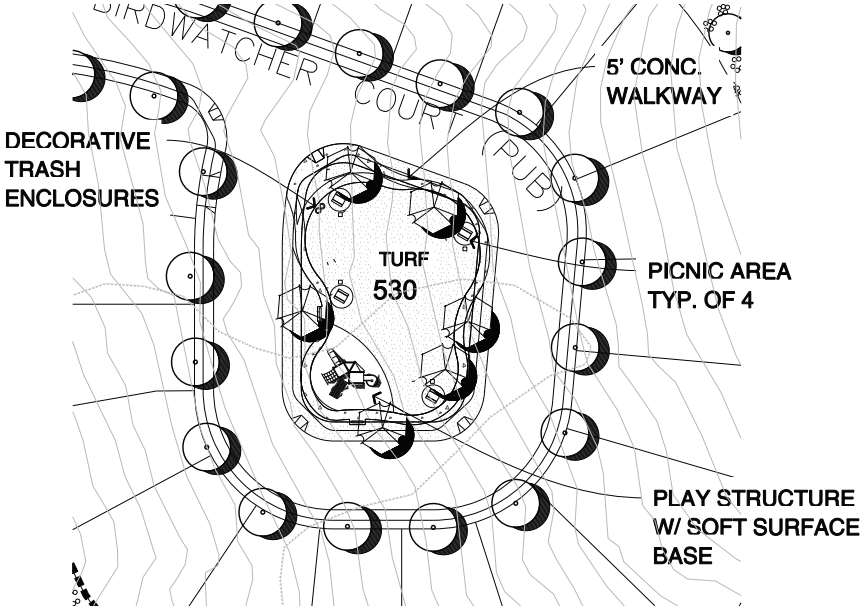
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-14_OS_Trails_Plan.pmd -NM

Open Space, Parks, and Trails Plan

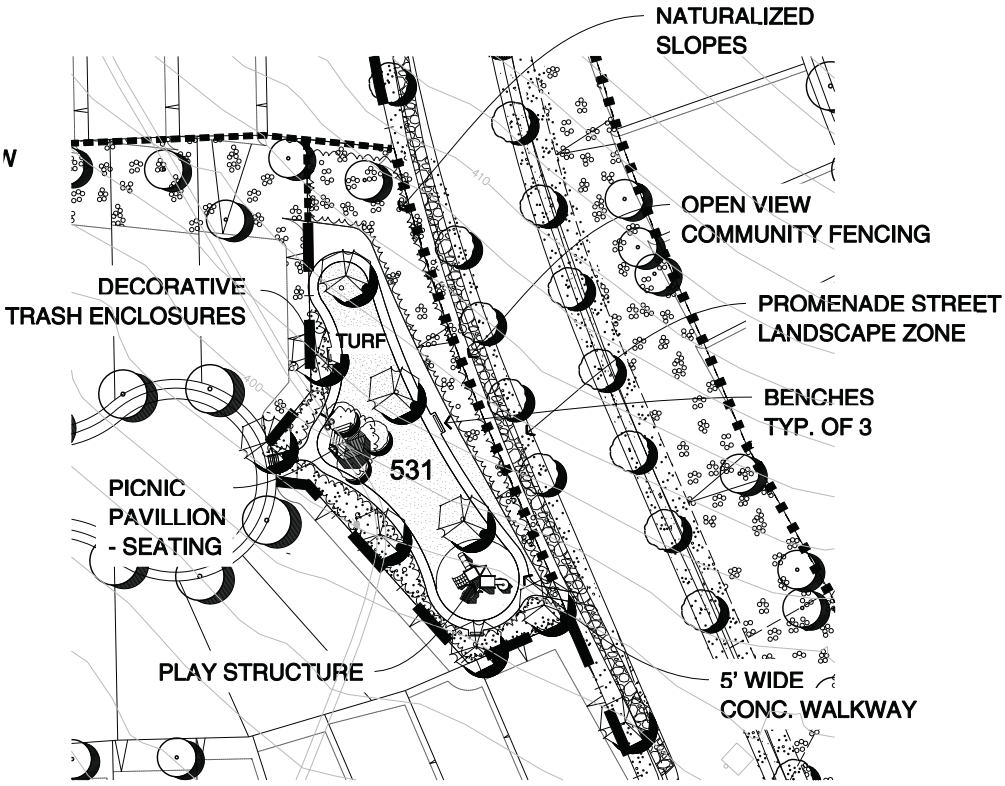
CAMPUS PARK PROJECT

HELIX

Figure 1-14



HOA PARK (P-1) CONCEPT
NO SCALE



HOA PARK (P-2) CONCEPT
NO SCALE

NOTE:
SYNTHETIC TURF MAY BE USED AS A WATER CONSERVING MEASURE IF RECLAIMED WATER IS NOT AVAILABLE.

Note: This concept plan for illustration purposes only. Actual site development may vary from concepts depicted on this exhibit.

Source: DDS/GA (2009)

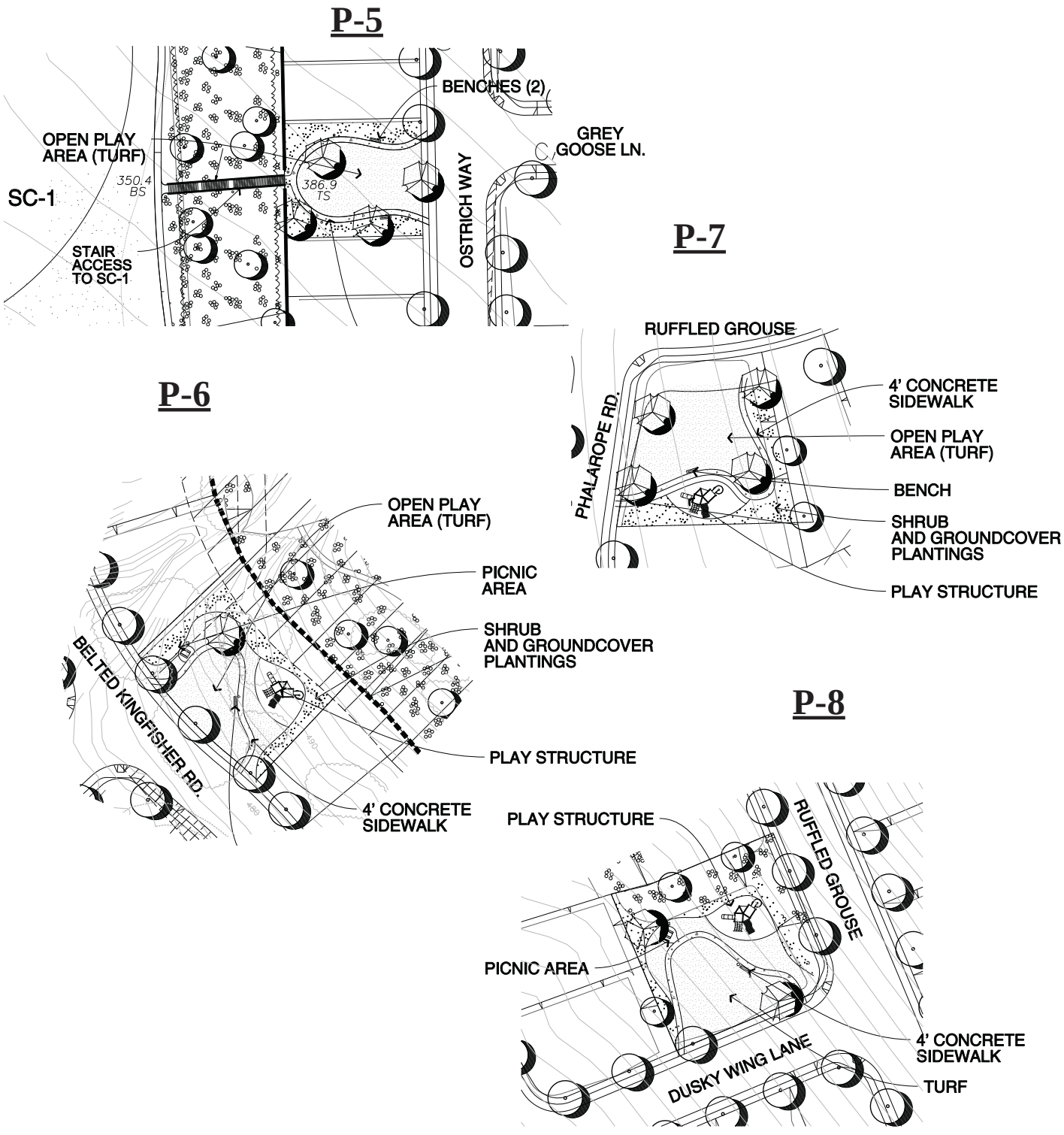
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIRPassarelle\Map\ENV\EIR\Fig1-15a_Neighborhood_Plan.pmd -KF

HOA Park Concept Plans

CAMPUS PARK PROJECT

HELIX

Figure 1-15a



NOTE:
SYNTHETIC TURF MAY BE USED AS A WATER CONSERVING MEASURE IF RECLAIMED WATER IS NOT AVAILABLE.

Note: This concept plan for illustration purposes only. Actual site development may vary from concepts depicted on this exhibit.

Source: DDS/GA (2009)

I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIRPassarelle\Map\ENV\EIR\Fig1-15b_Neighborhood_Plan.pmd -NM

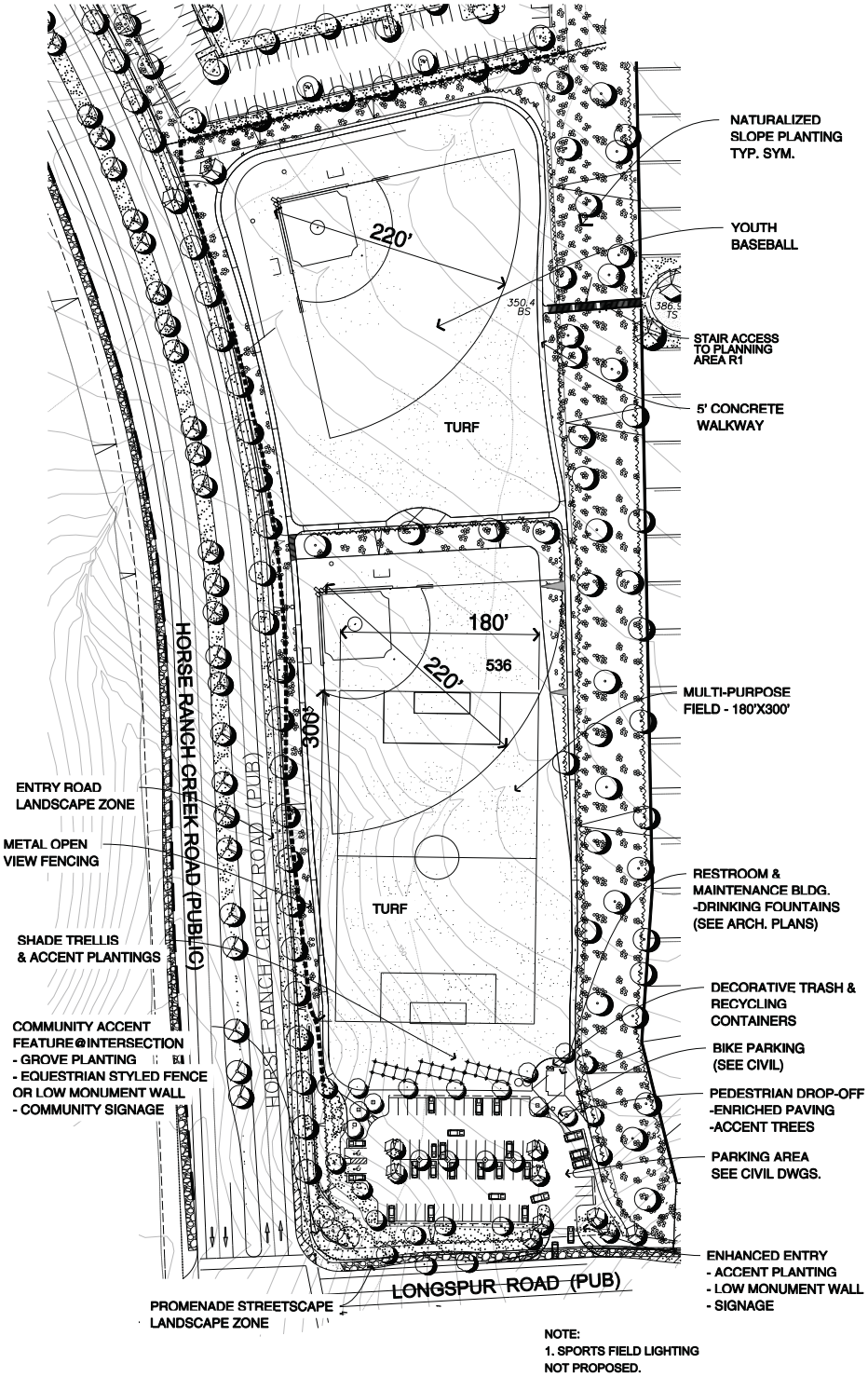
HOA Park Concept Plans

CAMPUS PARK PROJECT

HELIX

Figure 1-15b

SC-1



NOTE:
SYNTHETIC TURF MAY BE USED AS A WATER CONSERVING MEASURE IF RECLAIMED WATER IS NOT AVAILABLE.

Note: This concept plan
illustration purposes onl
Actual site development ma
from concepts depicted on thi

N
W E
S

Source: DDS/GA (2009)

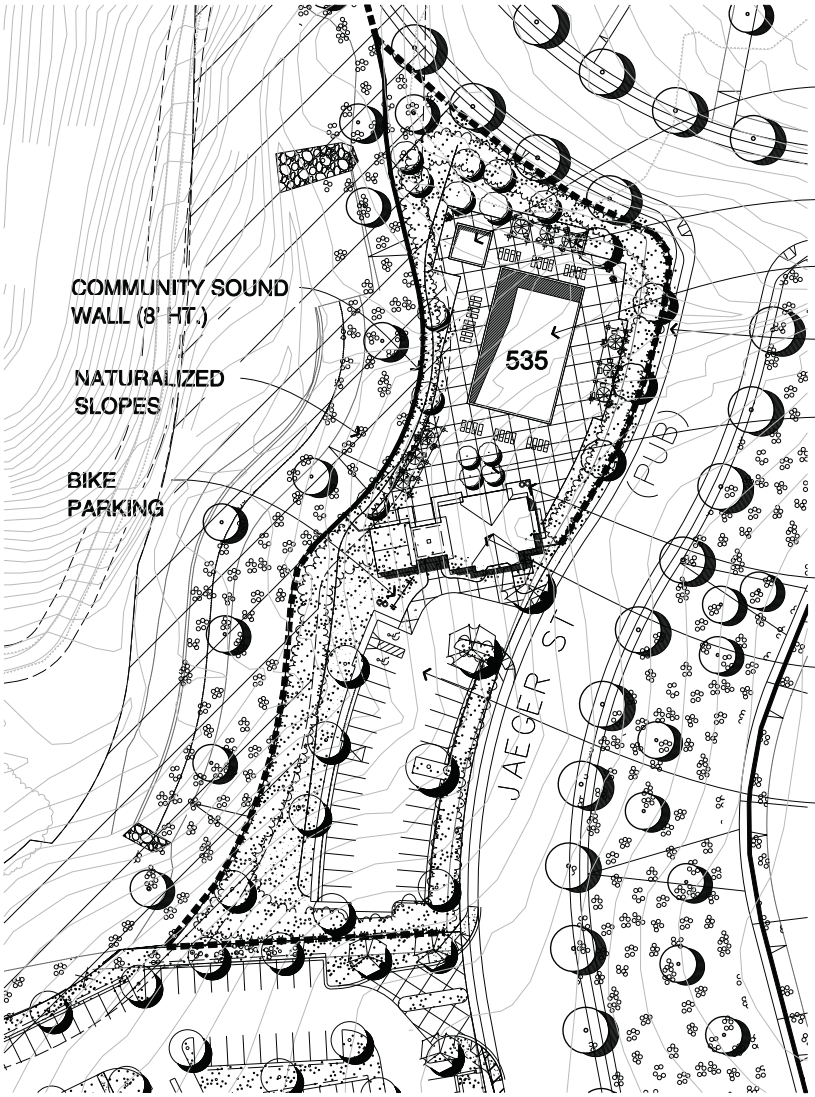
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-16_Sports_Plan.pmd -NM

Active Sports Park Concept Plan

CAMPUS PARK PROJECT

HELIX

Figure 1-16



NOTE:
SYNTHETIC TURF MAY BE USED AS A WATER CONSERVING MEASURE IF RECLAIMED WATER IS NOT AVAILABLE.

Note: This concept plan for illustration purposes only. Actual site development may vary from concepts depicted on this exhibit.

N
W E
S

No Scale

Source: DDS/GA (2009)

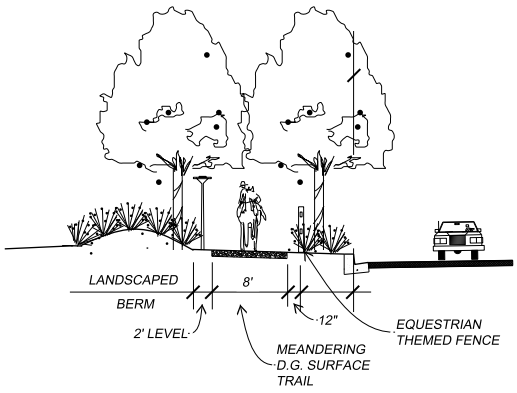
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-17_Rec_Concept.pmd -NM

HOA Recreational Facility Concept Plan

CAMPUS PARK PROJECT

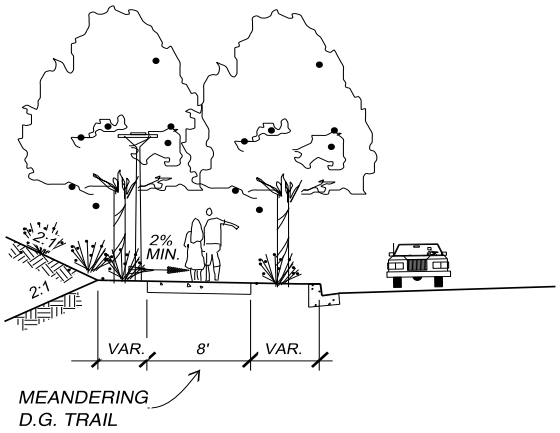
HELIX

Figure 1-17



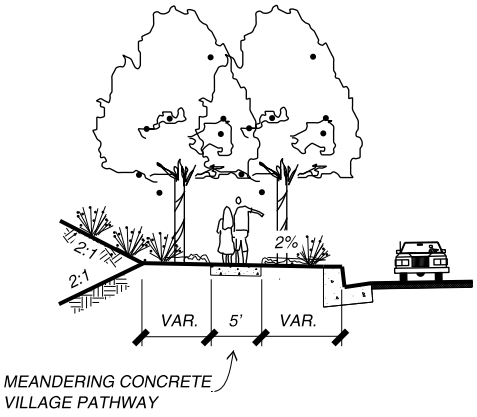
VILLAGE MULTI-PURPOSE TRAIL/ HIGHWAY 76 PATHWAY

NO SCALE



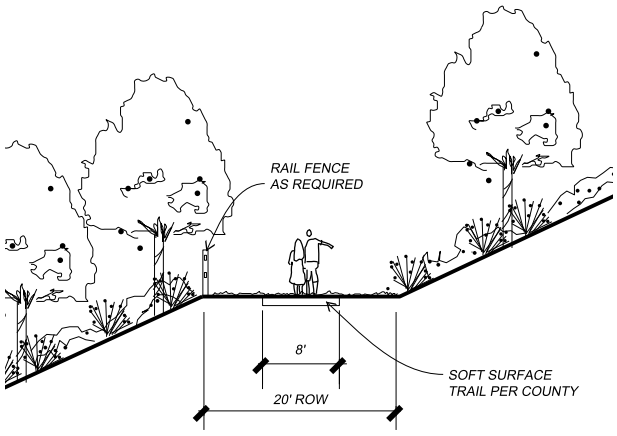
VILLAGE PROMENADE

NO SCALE



VILLAGE PATHWAY

NO SCALE



NATURE TRAIL

NO SCALE

** MAY GO TO 4' WHERE TOPOGRAPHIC AND OR BIOLOGICAL CONTRAINTS EXIST*

Note: This concept plan for illustration purposes only. Actual site development may vary from concepts depicted on this exhibit.

Source: DDS/GA (2009)

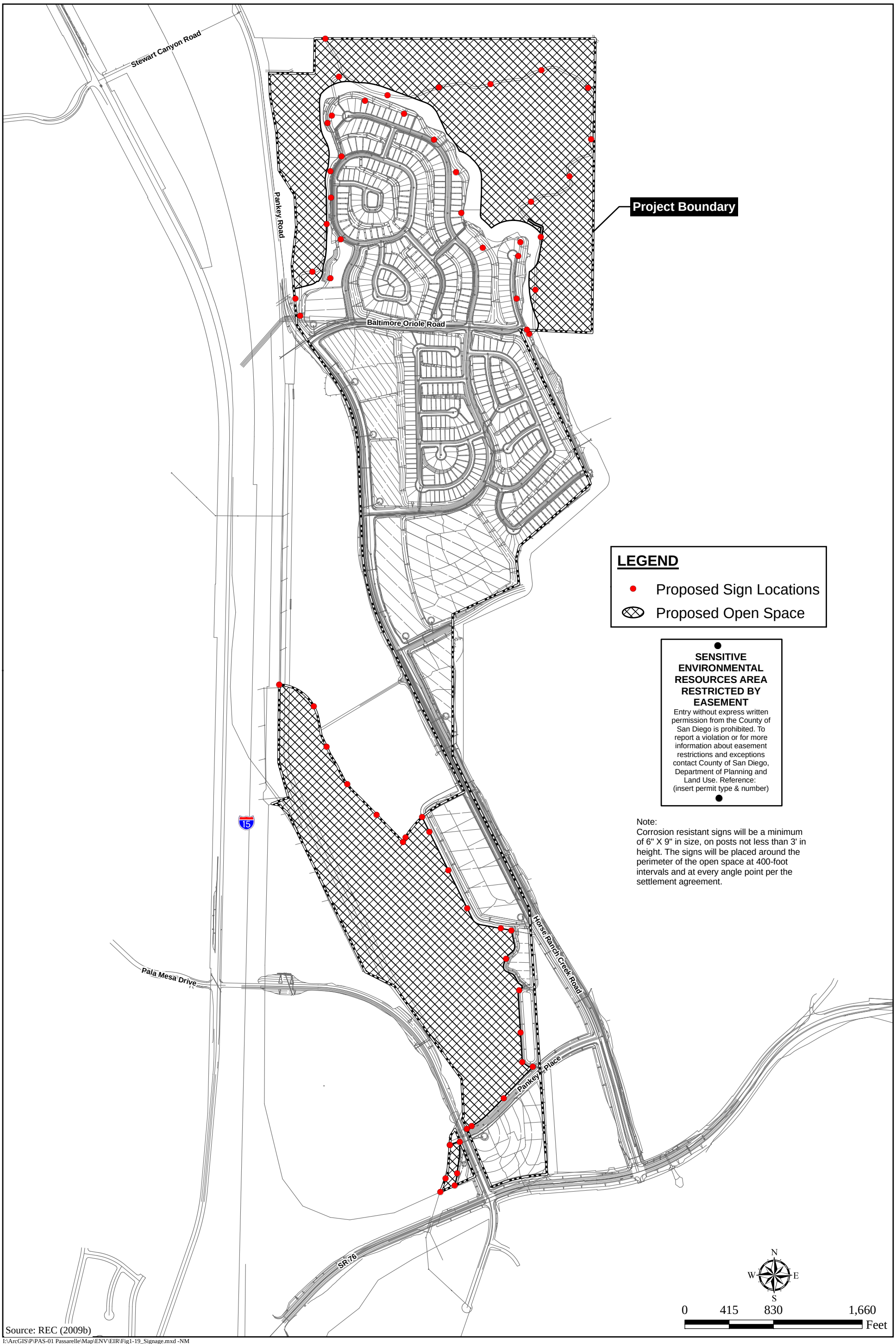
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-18_Trails_CrossSecs.pmd -NM

Trail Cross-sections

CAMPUS PARK PROJECT

HELIX

Figure 1-18



Source: REC (2009b)

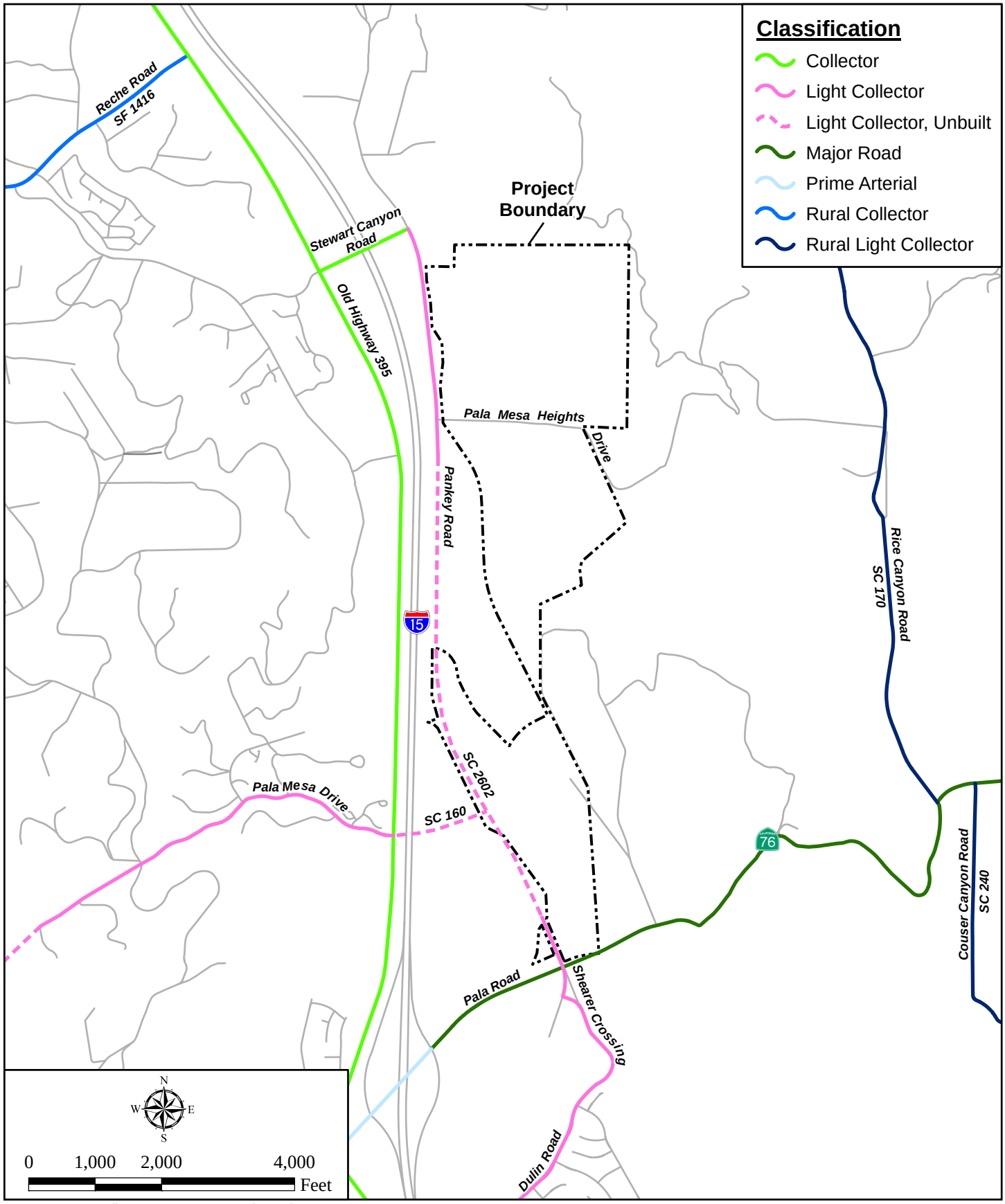
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-19_Signage.mxd -NM

Signage Plan

CAMPUS PARK PROJECT

HELIX

Figure 1-19



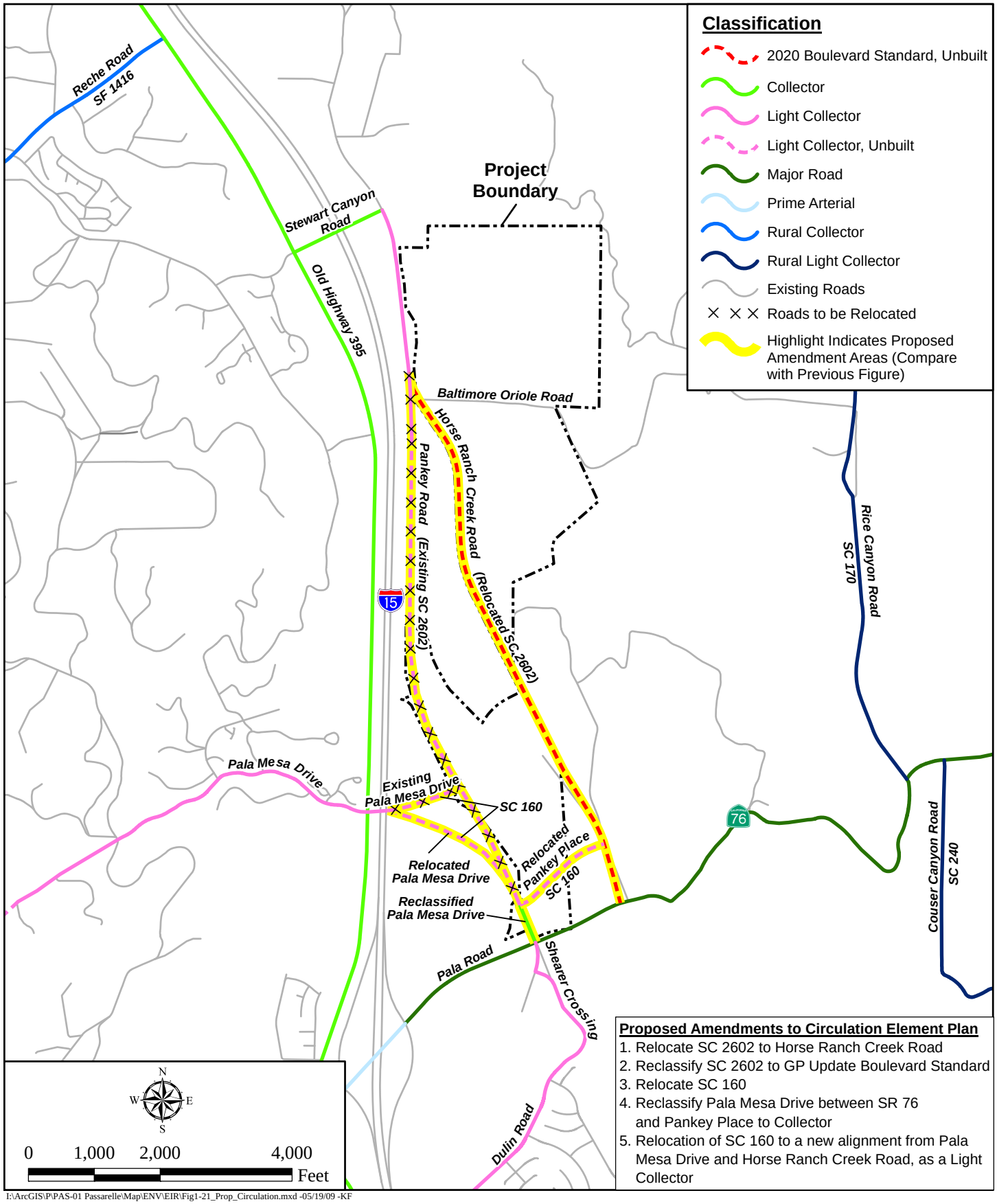
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-20_Ex_Circulation.mxd - 04/09/09 -NM

Existing Circulation Element Plan

CAMPUS PARK PROJECT

HELIX

Figure 1-20



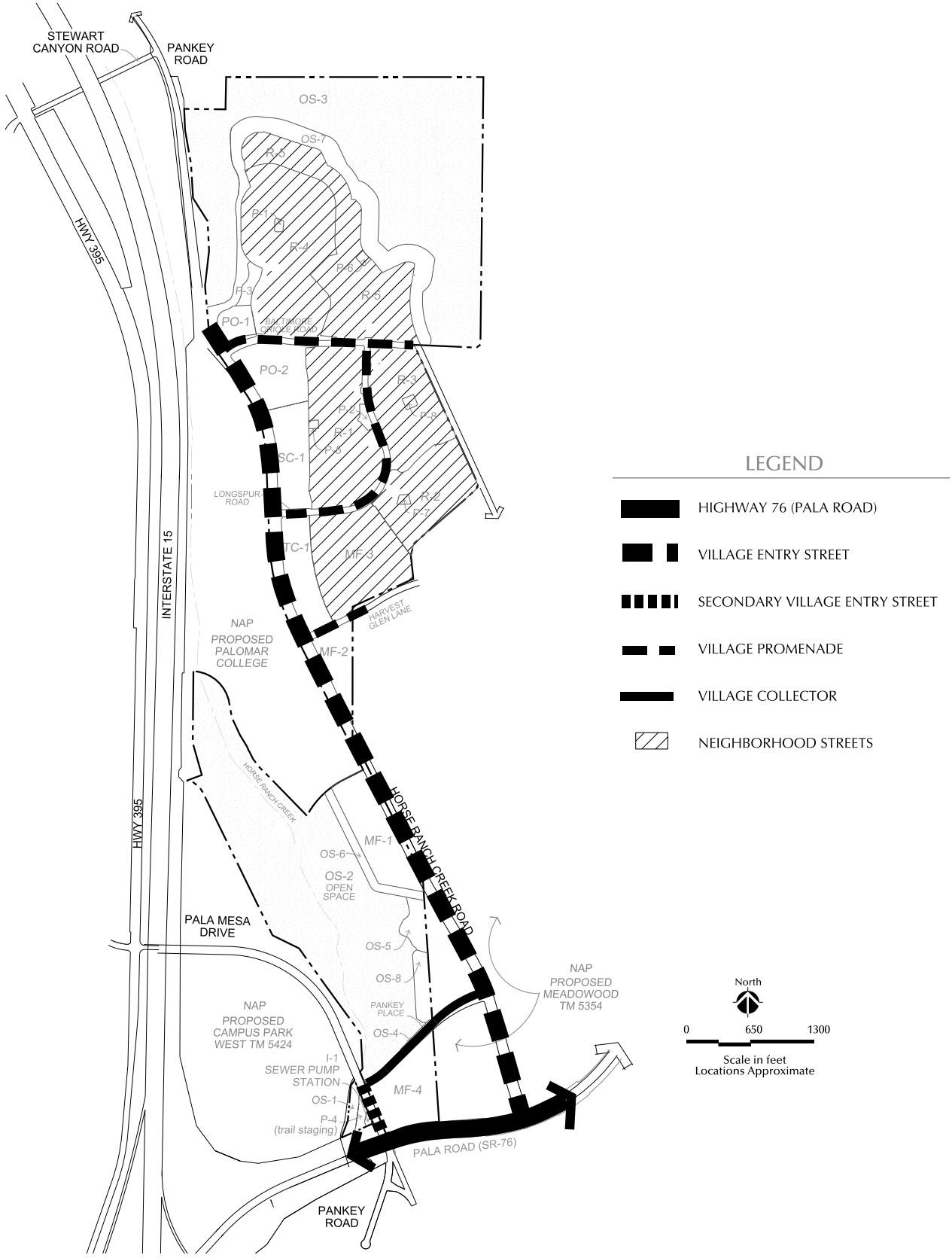
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-21_Prop_Circulation.mxd -05/19/09 -KF

Proposed Amendments to Circulation Element Plan

CAMPUS PARK PROJECT

HELIX

Figure 1-21



Source: DDS/GA (2009)

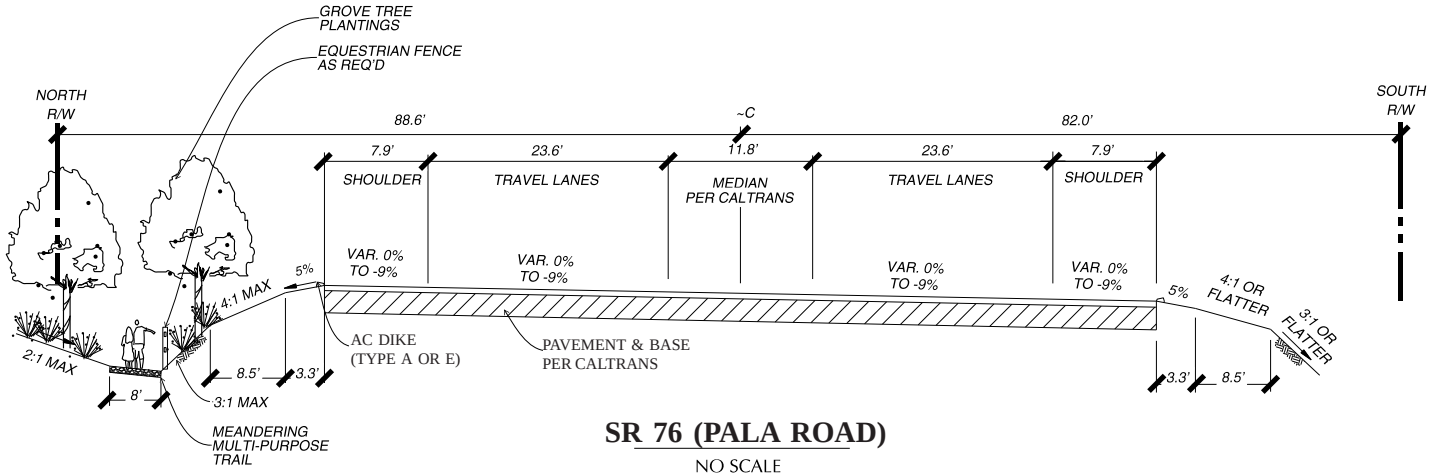
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-22_Proj_Streets.pmd -NM

Project Street Classifications

CAMPUS PARK PROJECT

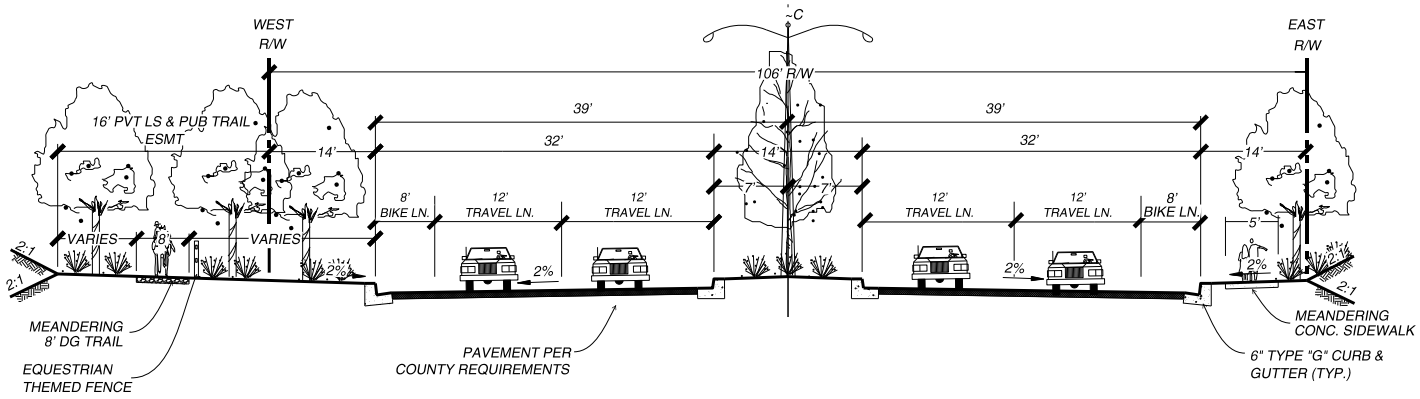
HELIX

Figure 1-22



SR 76 (PALA ROAD)

NO SCALE



VILLAGE ENTRY STREET
HORSE RANCH CREEK ROAD

NO SCALE

Note: This concept plan for illustration purposes only. Actual site development may vary from concepts depicted on this exhibit.

Source: DDS/GA (2009)

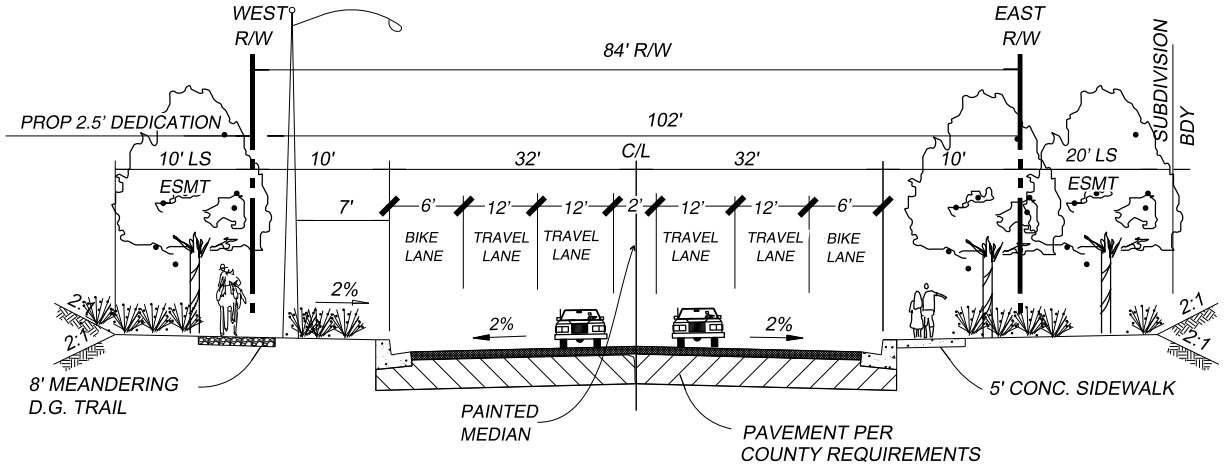
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-23a_Streetscape.pmd -NM

Streetscape Sections

CAMPUS PARK PROJECT

HELIX

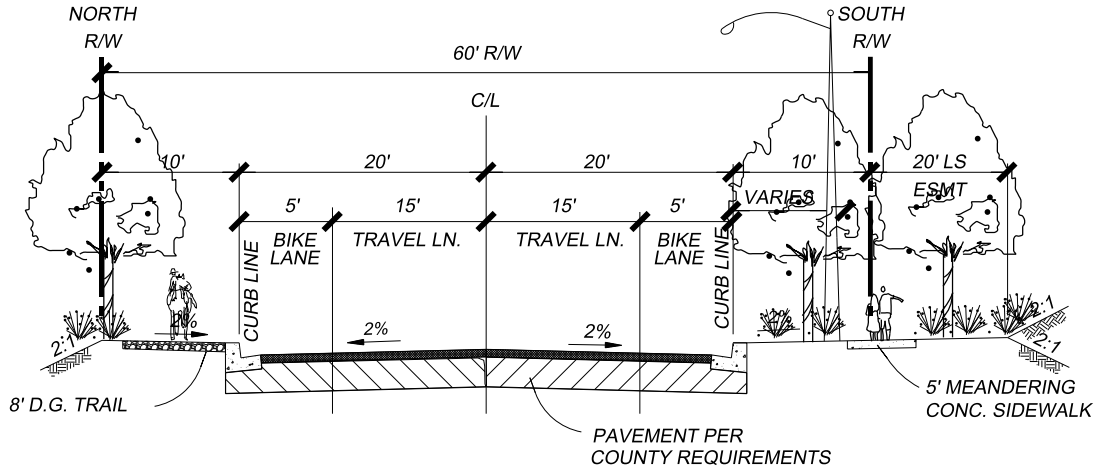
Figure 1-23a



SECONDARY VILLAGE ENTRY STREET

PALA MESA DR (PUBLIC) (EX PANKEY RD SOUTH OF PANKEY PL)

NO SCALE



VILLAGE COLLECTOR

PANKEY PLACE (PUBLIC)

NO SCALE

Note: This concept plan for illustration purposes only. Actual site development may vary from concepts depicted on this exhibit.

Source: DDS/GA (2009)

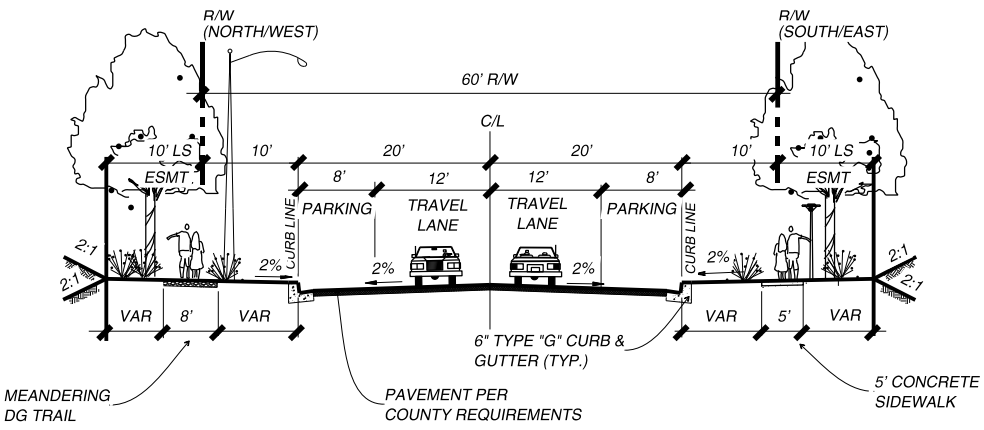
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-23b_Streetscape.pmd -NM

Streetscape Sections

CAMPUS PARK PROJECT

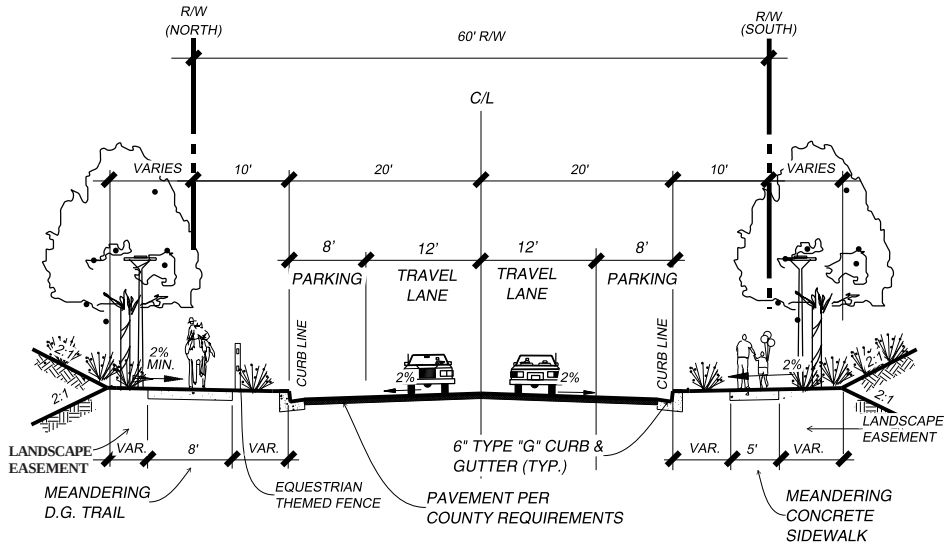
HELIX

Figure 1-23b



VILLAGE PROMENADE
(LONGSPUR ROAD)

NO SCALE



VILLAGE PROMENADE
(BALTIMORE ORIOLE ROAD)

NO SCALE

Note: This concept plan for
illustration purposes only.
Actual site development may vary
from concepts depicted on this exhibit.

Source: DDS/GA (2009)

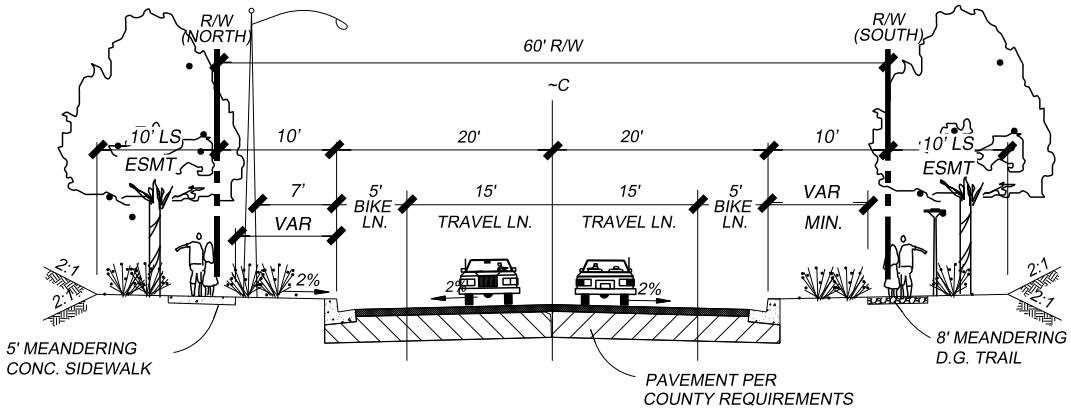
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-23c_Streetscape.pmd -NM

Streetscape Sections

CAMPUS PARK PROJECT

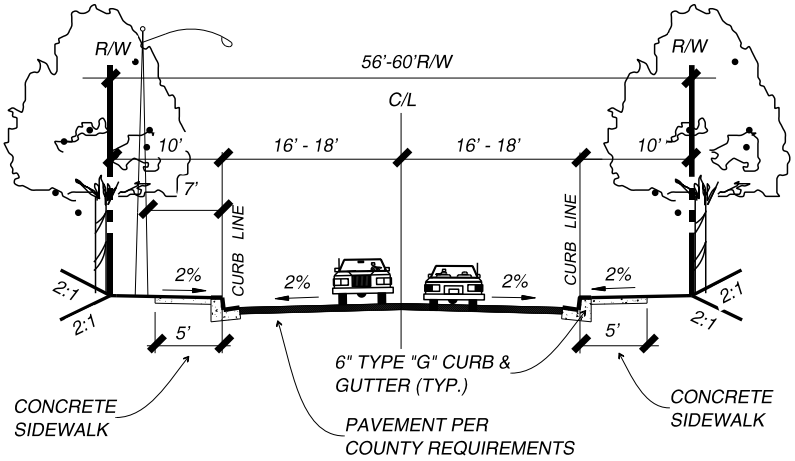
HELIX

Figure 1-23c



VILLAGE PROMENADE
(HARVEST GLEN ROAD)

NO SCALE



NEIGHBORHOOD STREETS (PUBLIC)

NO SCALE

Note: This concept plan for illustration purposes only. Actual site development may vary from concepts depicted on this exhibit.

Source: DDS/GA (2009)

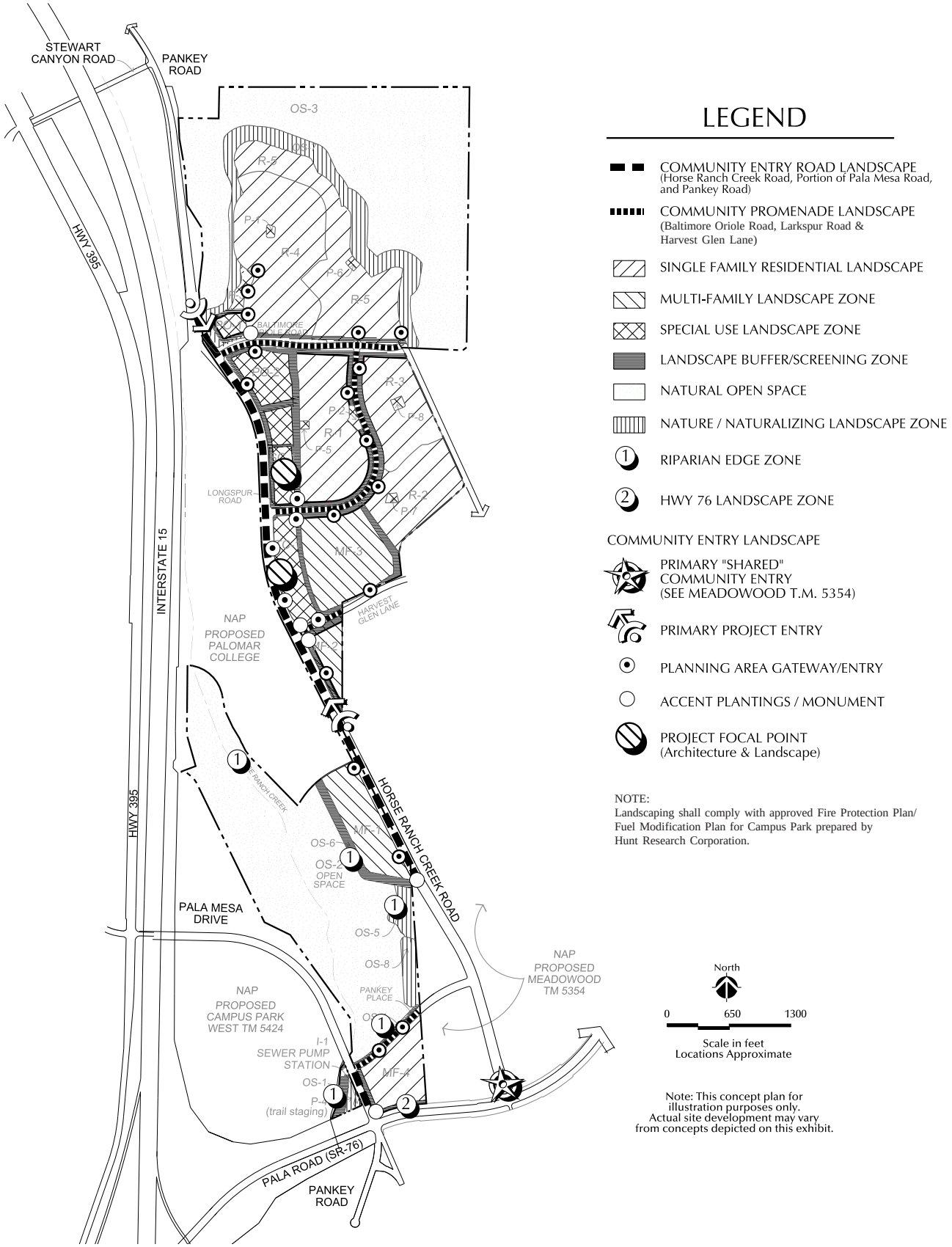
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-23d_Streetscape.pmd -NM

Streetscape Sections

CAMPUS PARK PROJECT

HELIX

Figure 1-23d



Source: DDS/GA (2009)

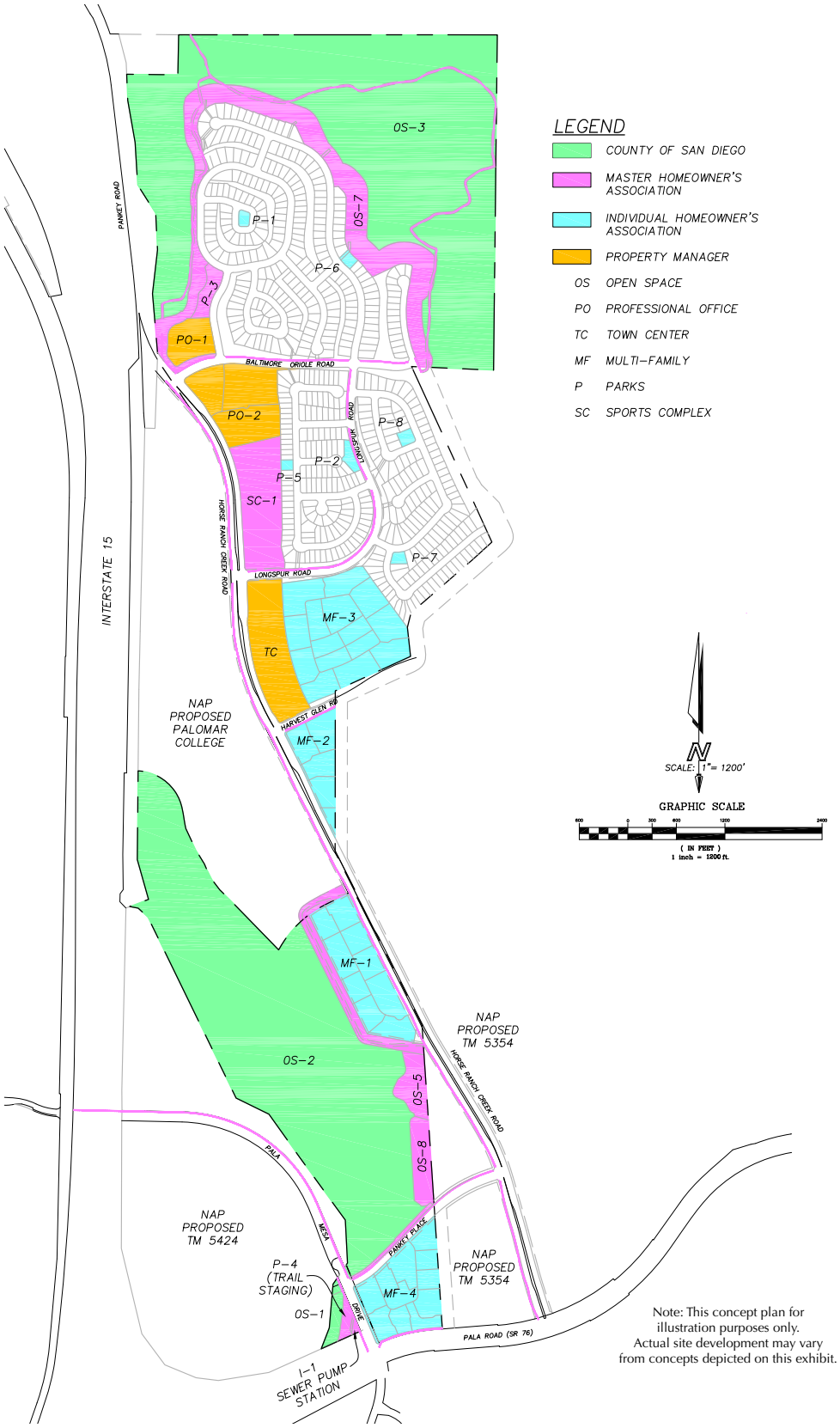
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-24_Landscape.pmd -NM

Landscape Concept Plan

CAMPUS PARK PROJECT

HELIX

Figure 1-24



Source: DDS/GA (2009)

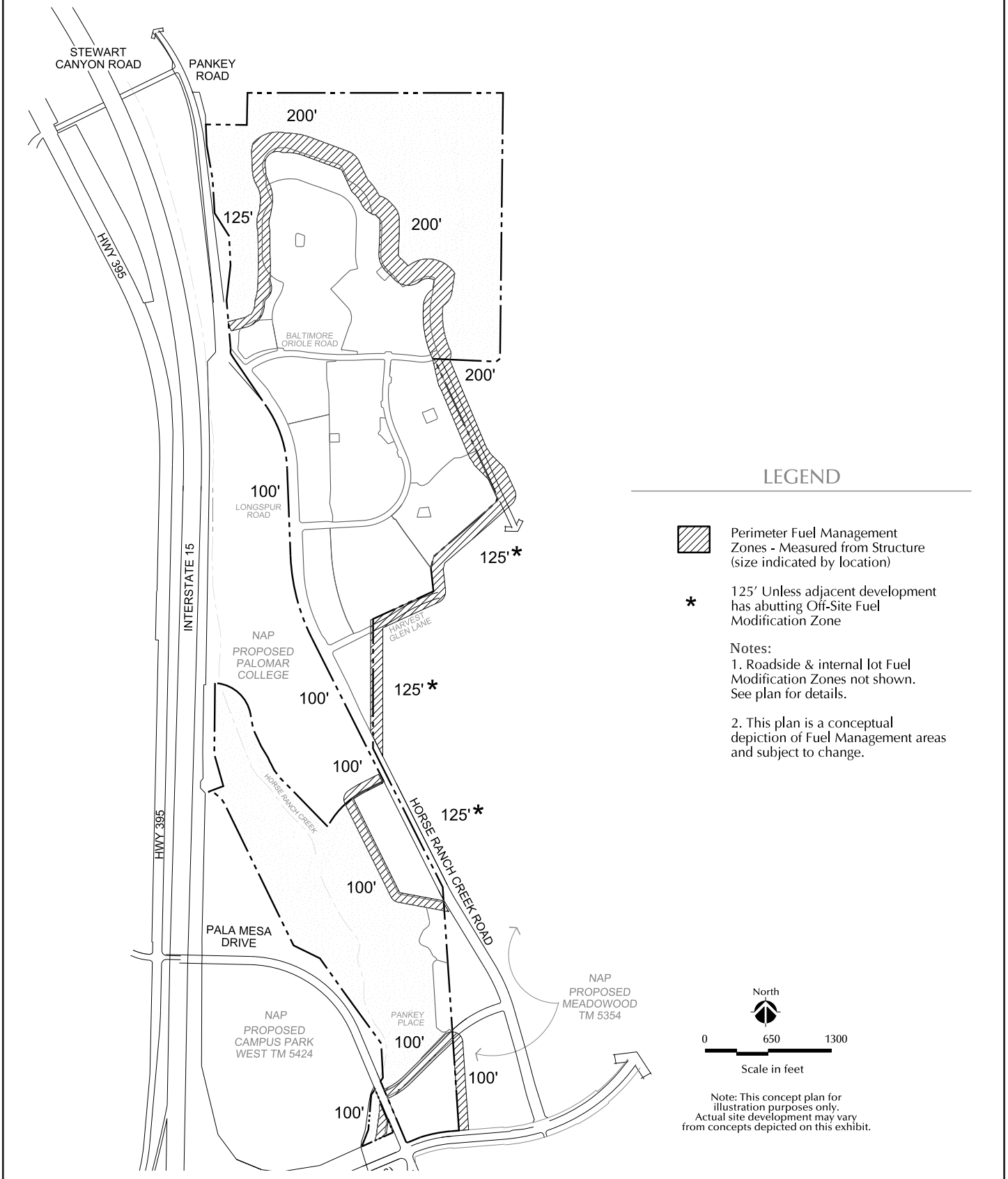
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-25_CommunityMaintenance.pmd -NM

Community Maintenance Responsibility

CAMPUS PARK PROJECT

Figure 1-25

HELIX



Source: DDS/GA (2009)

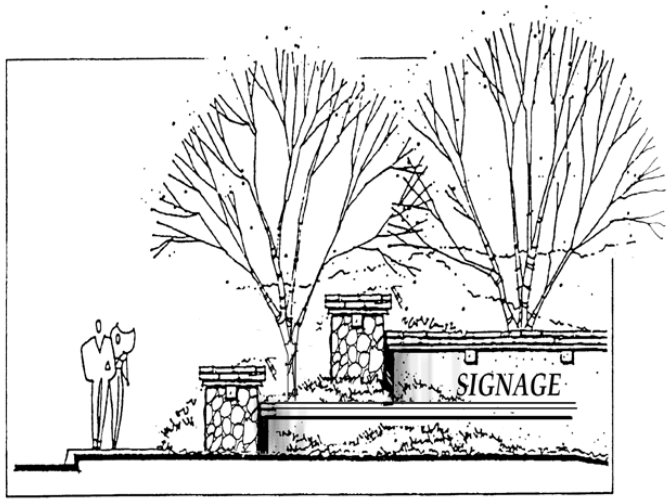
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-26_ConceptualFuelManagement.pmd -NM

Conceptual Fuel Management

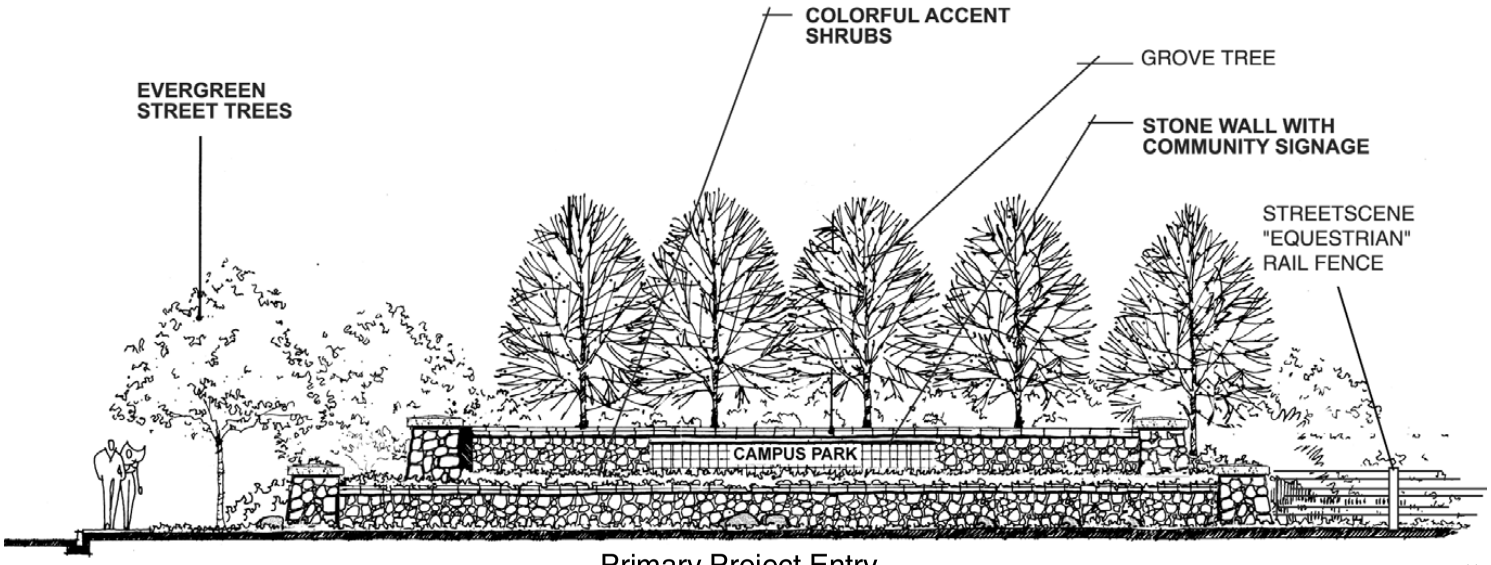
CAMPUS PARK PROJECT

HELIX

Figure 1-26



Planning Area / Gateway Entry



Primary Project Entry

Note: This concept plan for illustration purposes only. Actual site development may vary from concepts depicted on this exhibit.

Source: DDS/GA (2009)

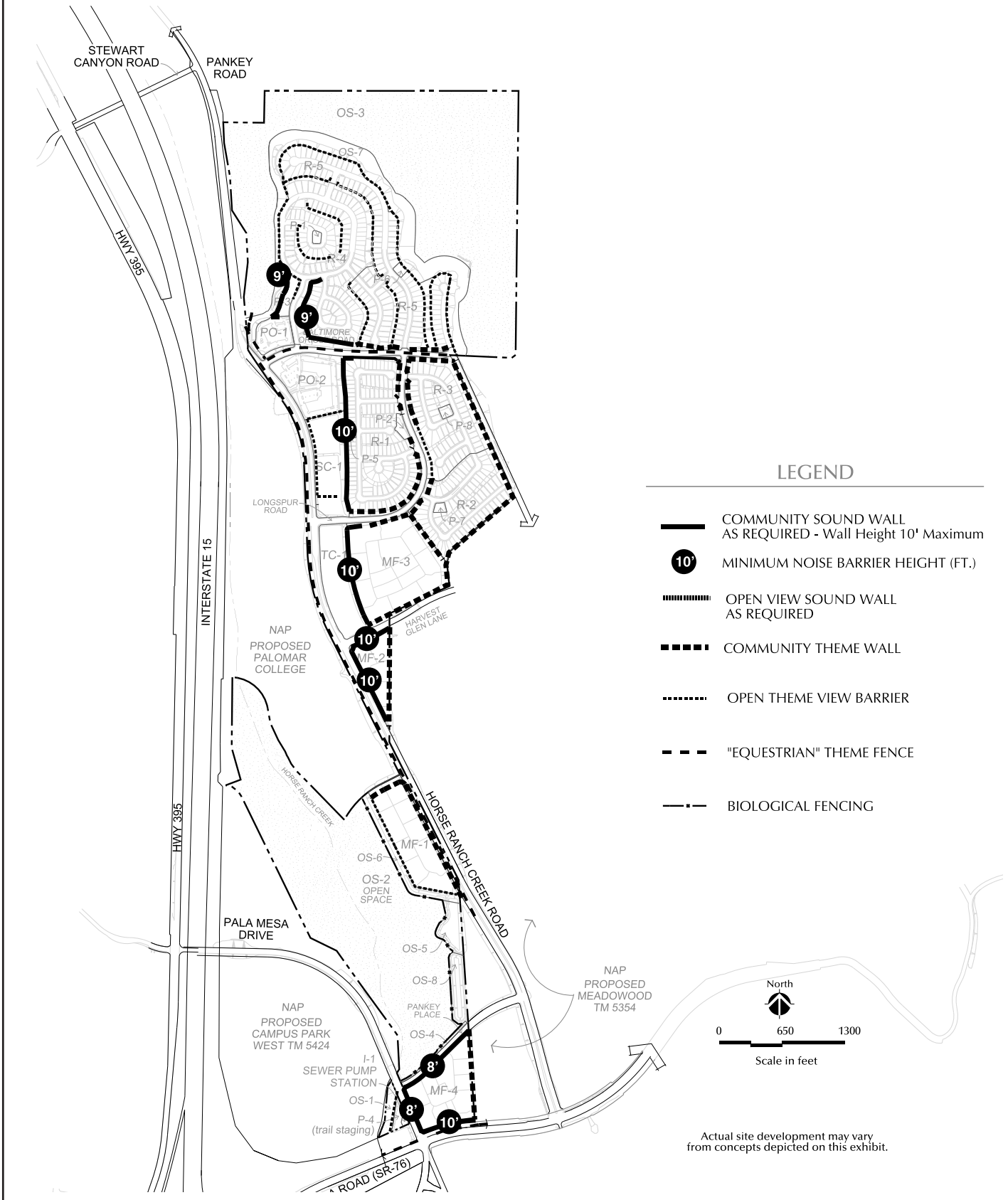
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-27_Entry_Monuments.pmd - NM

Entry Monuments

CAMPUS PARK PROJECT

Figure 1-27

HELIX



Source: DDS/GA (2009)

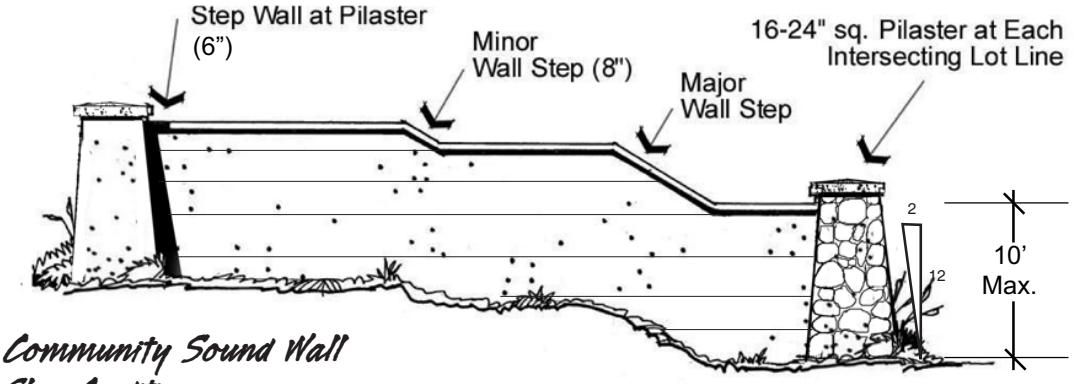
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-28_WallsFence_Plan.pmd -NM

Fencing and Walls Plan

CAMPUS PARK PROJECT

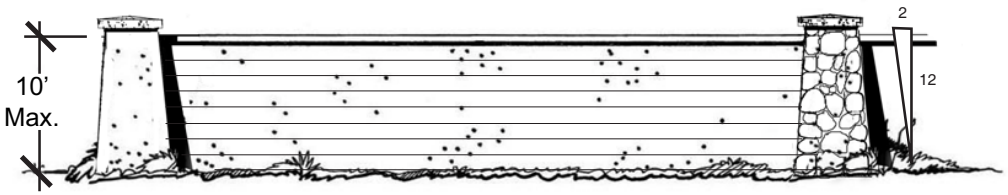
HELIX

Figure 1-28



Community Sound Wall
Slope Condition – no scale

Note:
Pilasters Visible from the Street are covered in Stone Veneer

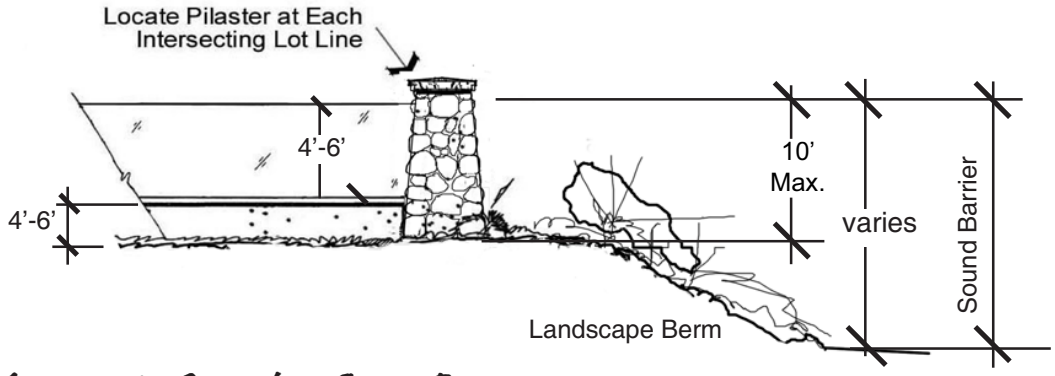


Community Sound Wall – no scale

Split-faced concrete block or stucco, both sides with
split-faced concrete block pilaster with beveled concrete cap

Located Pilaster at Each
Intersecting Lot Line and/or
40' o.c.

Note:
Pilasters Visible from the Street
are covered in Stone Veneer



Community Open View Sound Barrier – no scale

Clear non-glare "Lexon" type panel
with stucco or stone veneer pilaster and split-faced block low wall, both sides.

Note: This concept plan for
illustration purposes only.
Actual site development may vary
from concepts depicted on this exhibit.

Source: DDS/GA (2009)

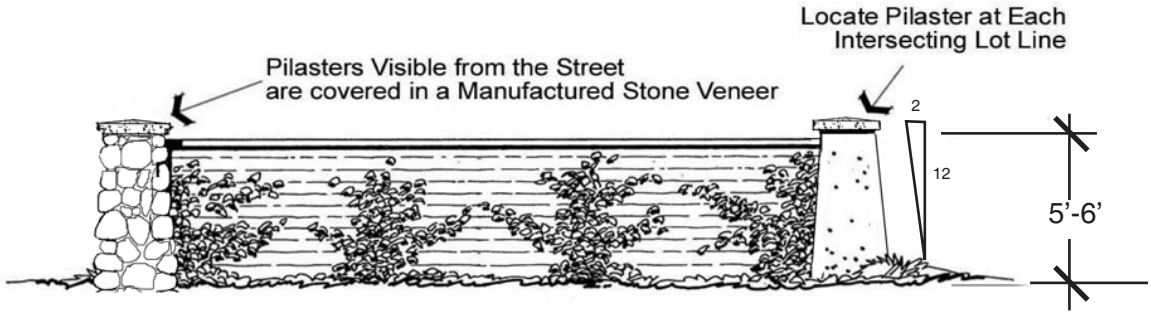
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-29_Community_Sound_Walls.pmd -NM

Community Sound Walls/Barriers

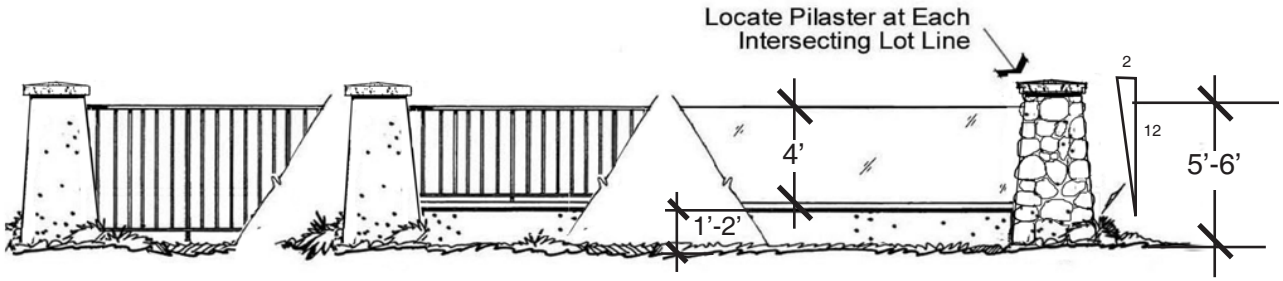
CAMPUS PARK PROJECT

HELIX

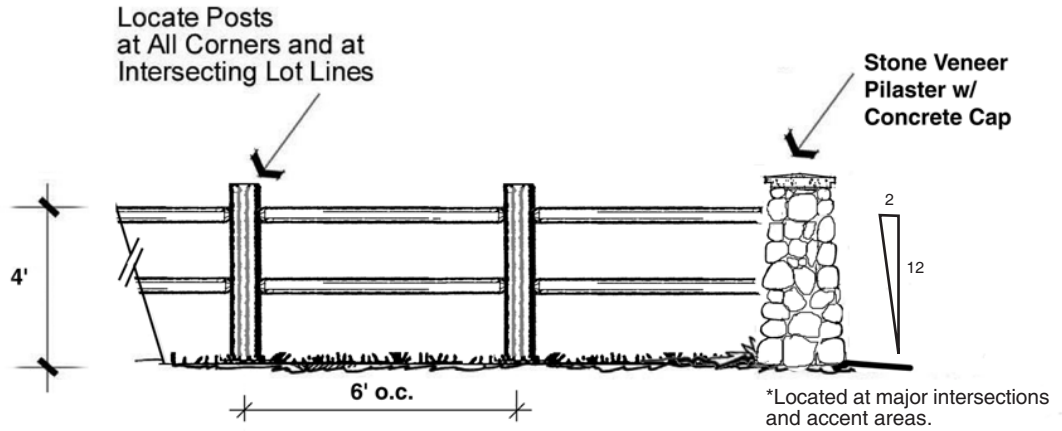
Figure 1-29



Community Theme Wall – no scale
Split-faced concrete block, both sides, street side can be used
as a vegetative anchor. Stone veneer or stucco pilaster with beveled concrete cap



Open Theme View Barrier – no scale
Wrought iron fence, or clear non-glare "Lexon" type panel
with stucco or stone veneer pilaster and split-faced block low wall, both sides.



Rural "Equestrian Style" Theme Fence – no scale
Wood or approved alternative material

Note: This concept plan for
illustration purposes only.
Actual site development may vary
from concepts depicted on this exhibit.

Source: DDS/GA (2009)

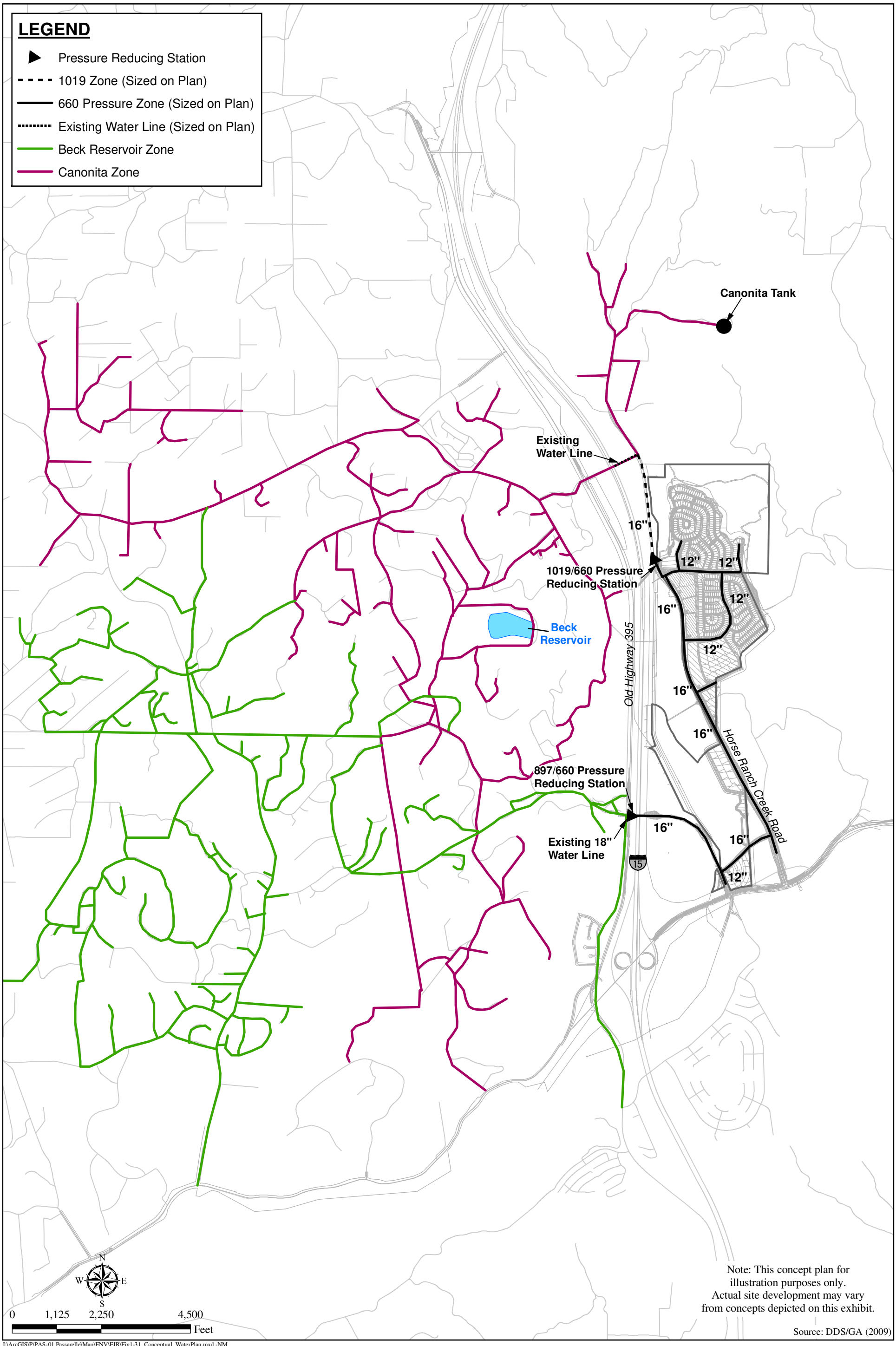
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-30_WallFence_Concepts.pmd -NM

Community Wall and Fence Concepts

CAMPUS PARK PROJECT

HELIX

Figure 1-30



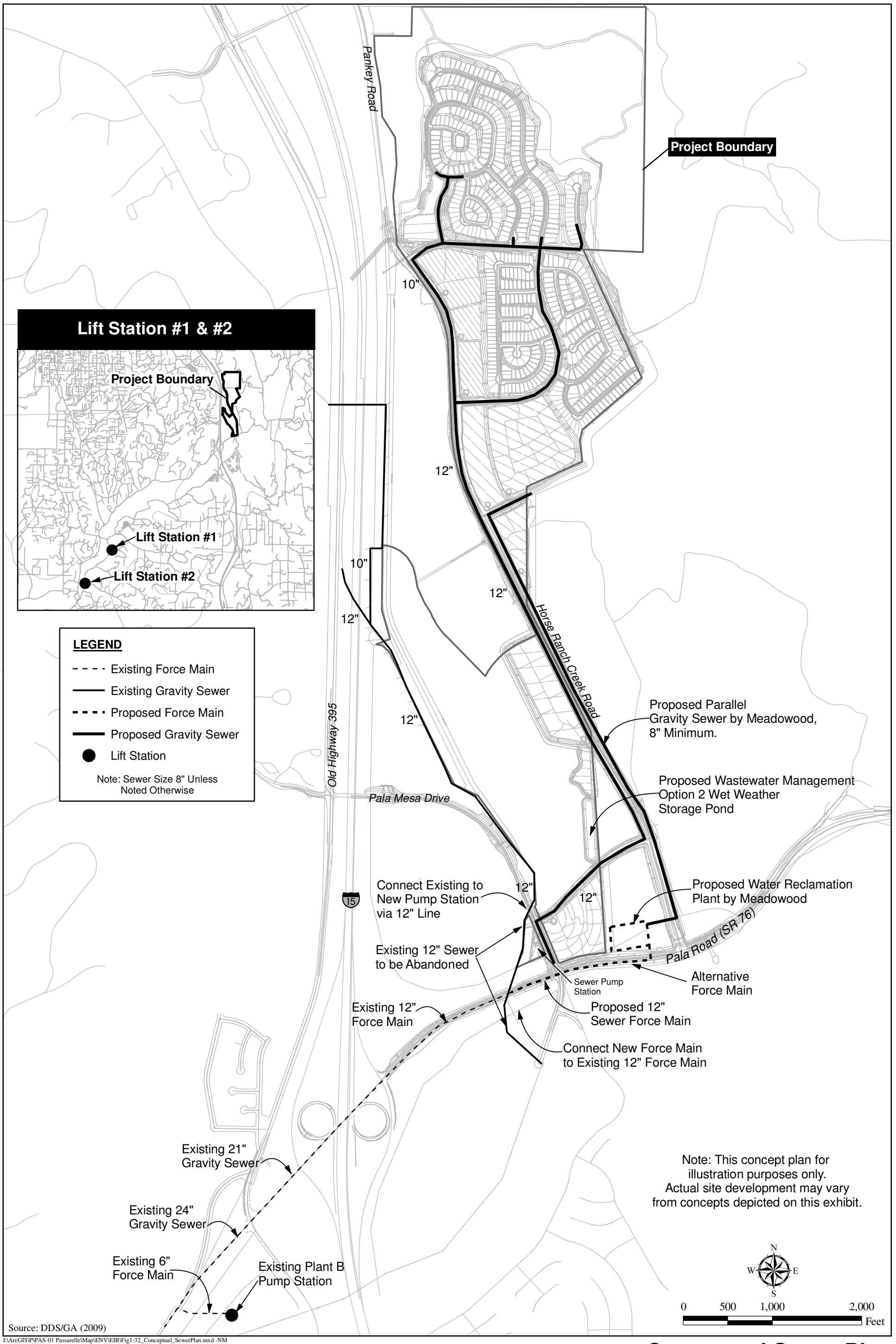
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-31_Conceptual_WaterPlan.mxd -NM

Conceptual Water Plan

CAMPUS PARK PROJECT

HELIX

Figure 1-31



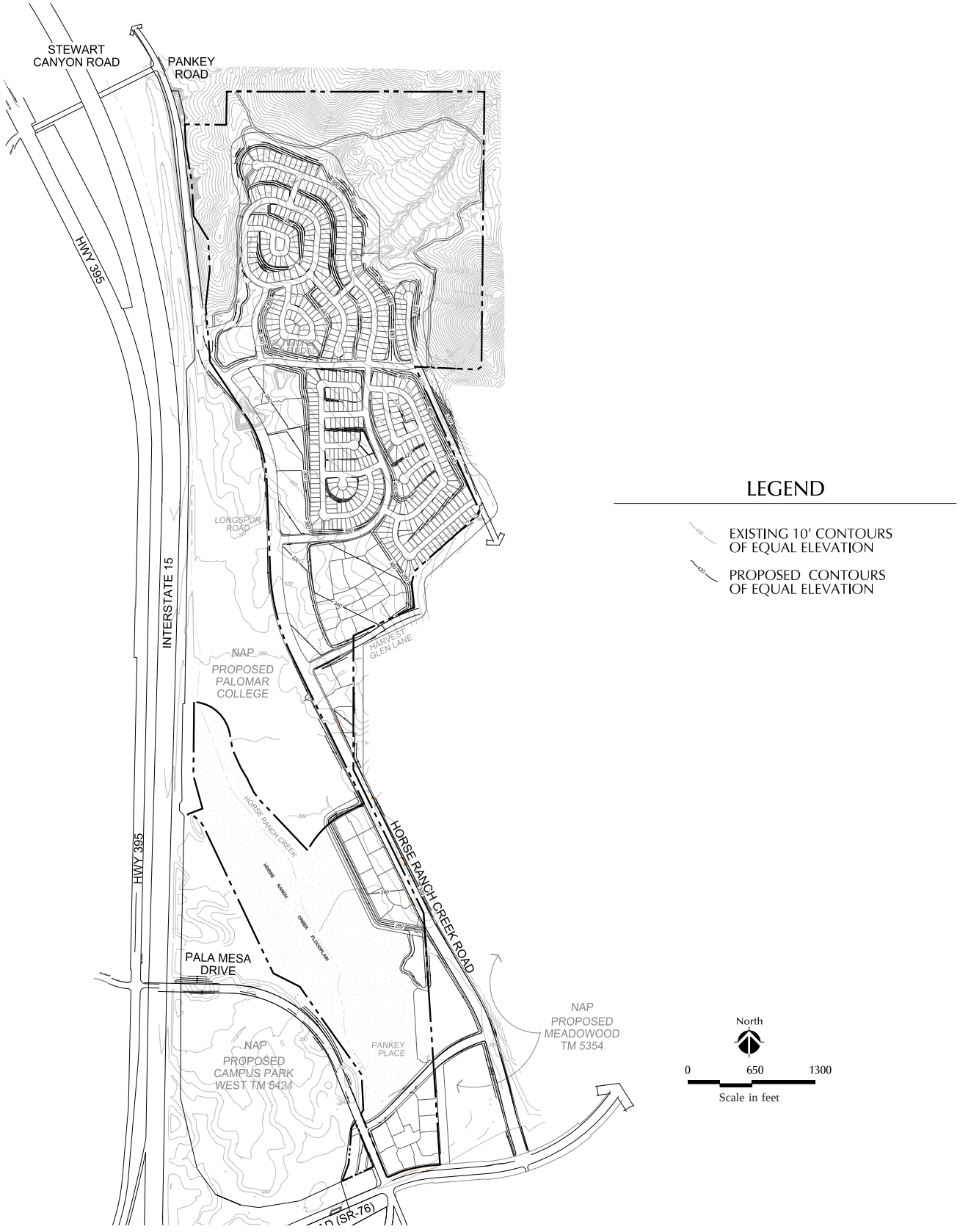
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-32_Conceptual_SewerPlan.mxd -NM

Conceptual Sewer Plan

CAMPUS PARK PROJECT

HELIX

Figure 1-32



Source: DDS/GA (2009)

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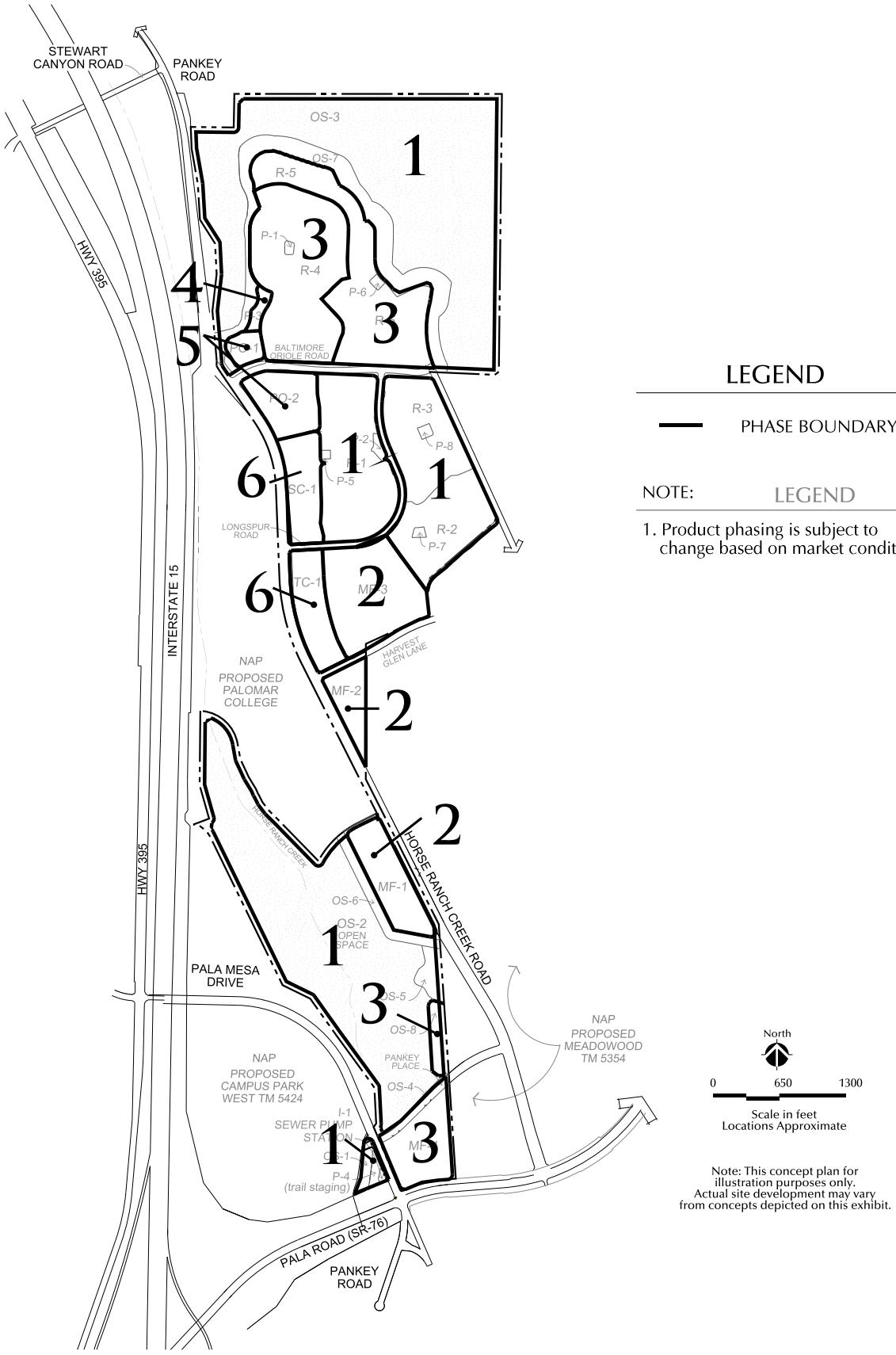
Grading Concept

CAMPUS PARK PROJECT

HELIX

Figure 1-33



Source: DDS/GA (2009)

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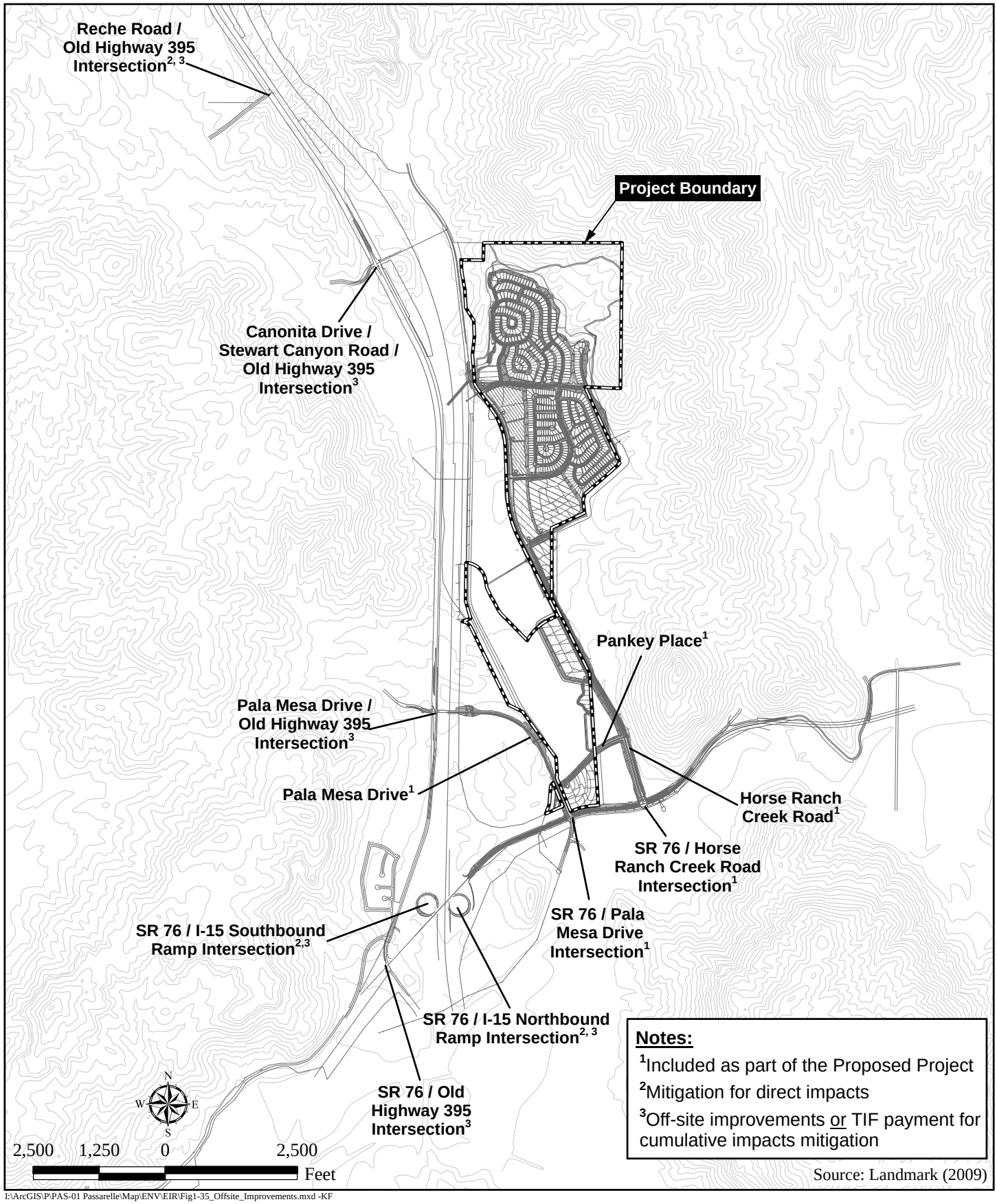
Phasing Plan

CAMPUS PARK PROJECT

HELIX

Figure 1-34



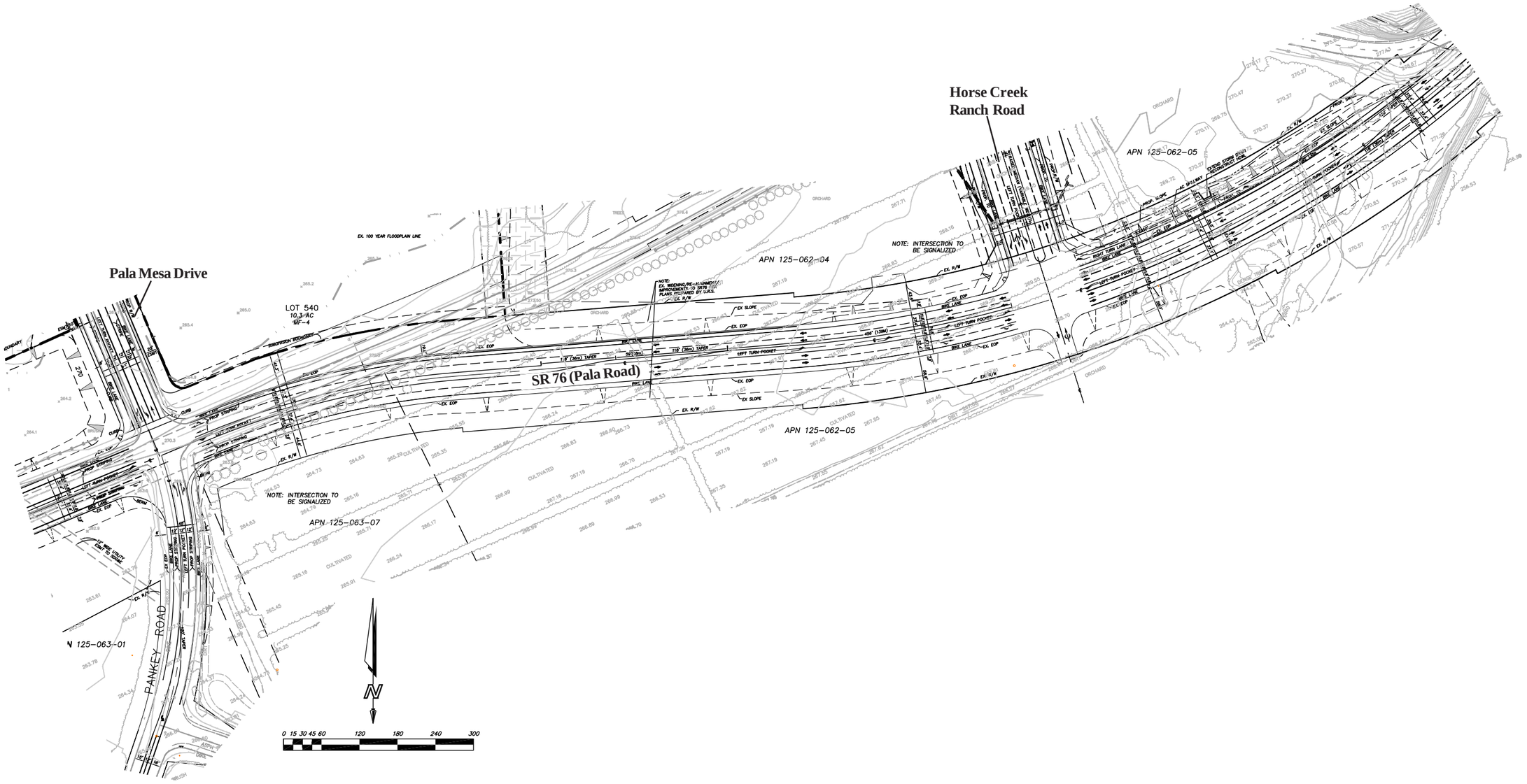
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-35_Offsite_Improvements.mxd -KF

Off-site Road Improvements

CAMPUS PARK PROJECT

HELIX

Figure 1-35



Source: Landmark (2009)

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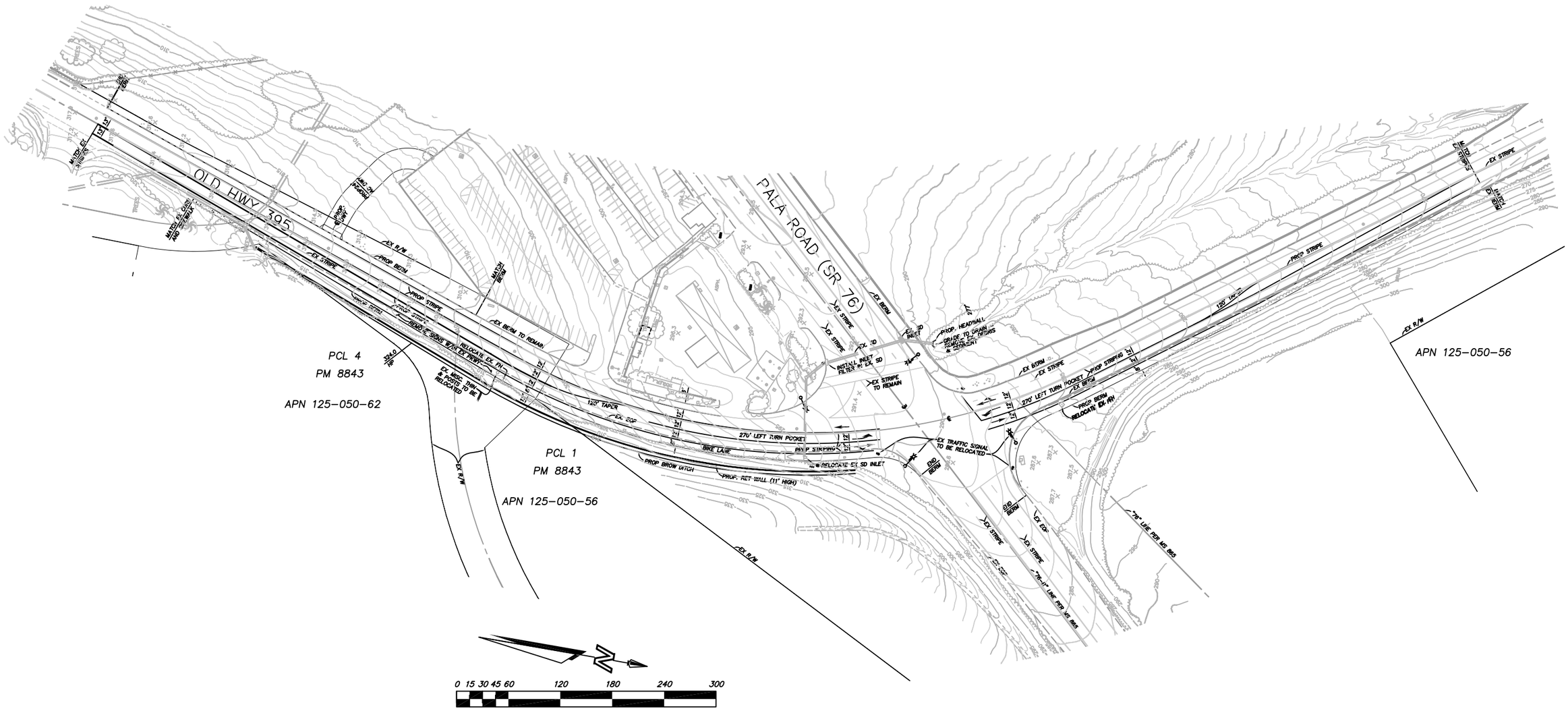
Off-site Intersection Improvements Included in the Proposed Project

CAMPUS PARK PROJECT

HELIX

Figure 1-36



Source: Landmark (2009)

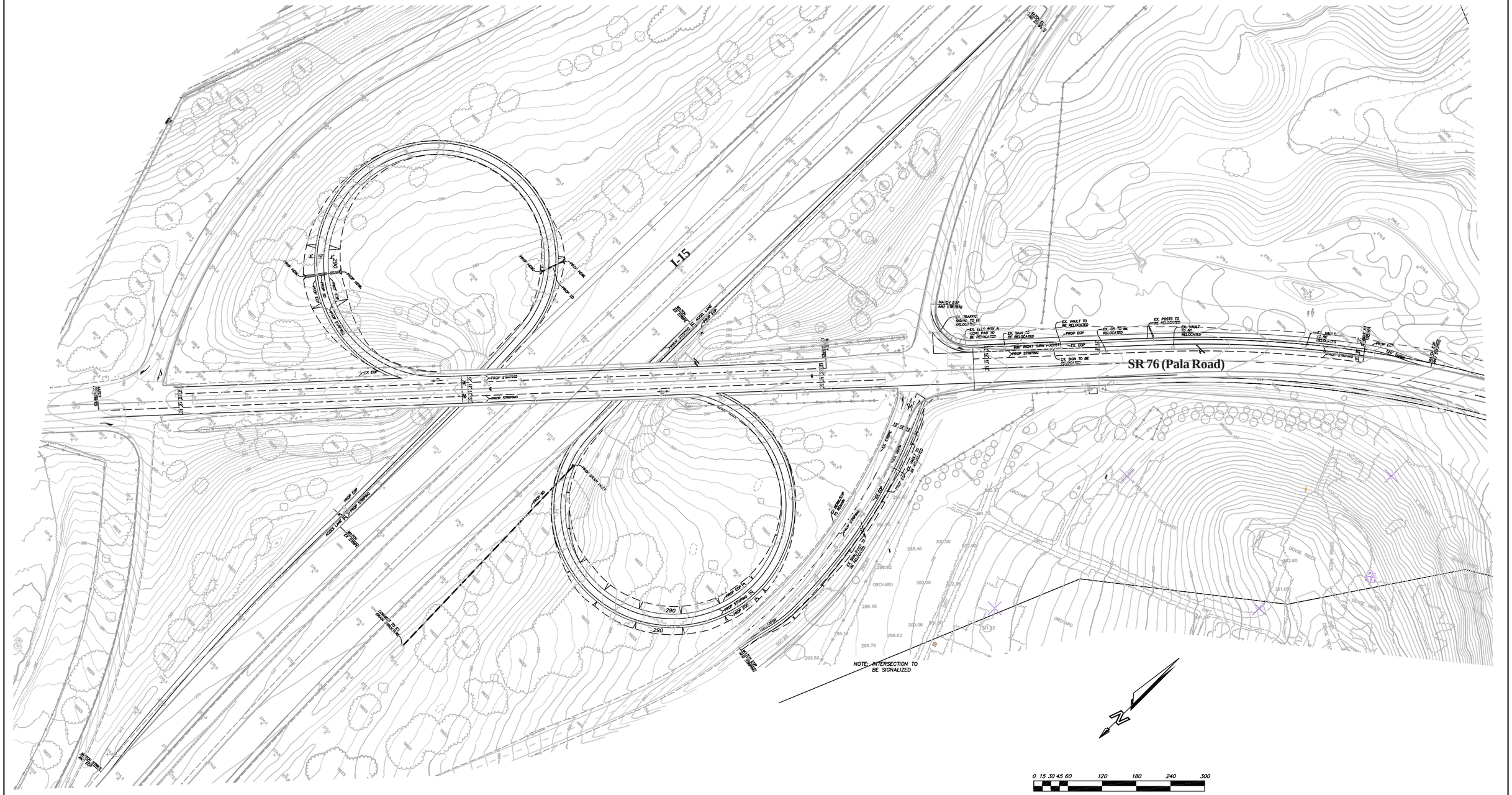
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-37a_Intersections_SR76-HRCR_PalaMesa.pmd -NM

Off-site Improvements or TIF Payment Cumulative Impacts Mitigation

CAMPUS PARK PROJECT

HELIX

Figure 1-37a



Source: Landmark (2009)

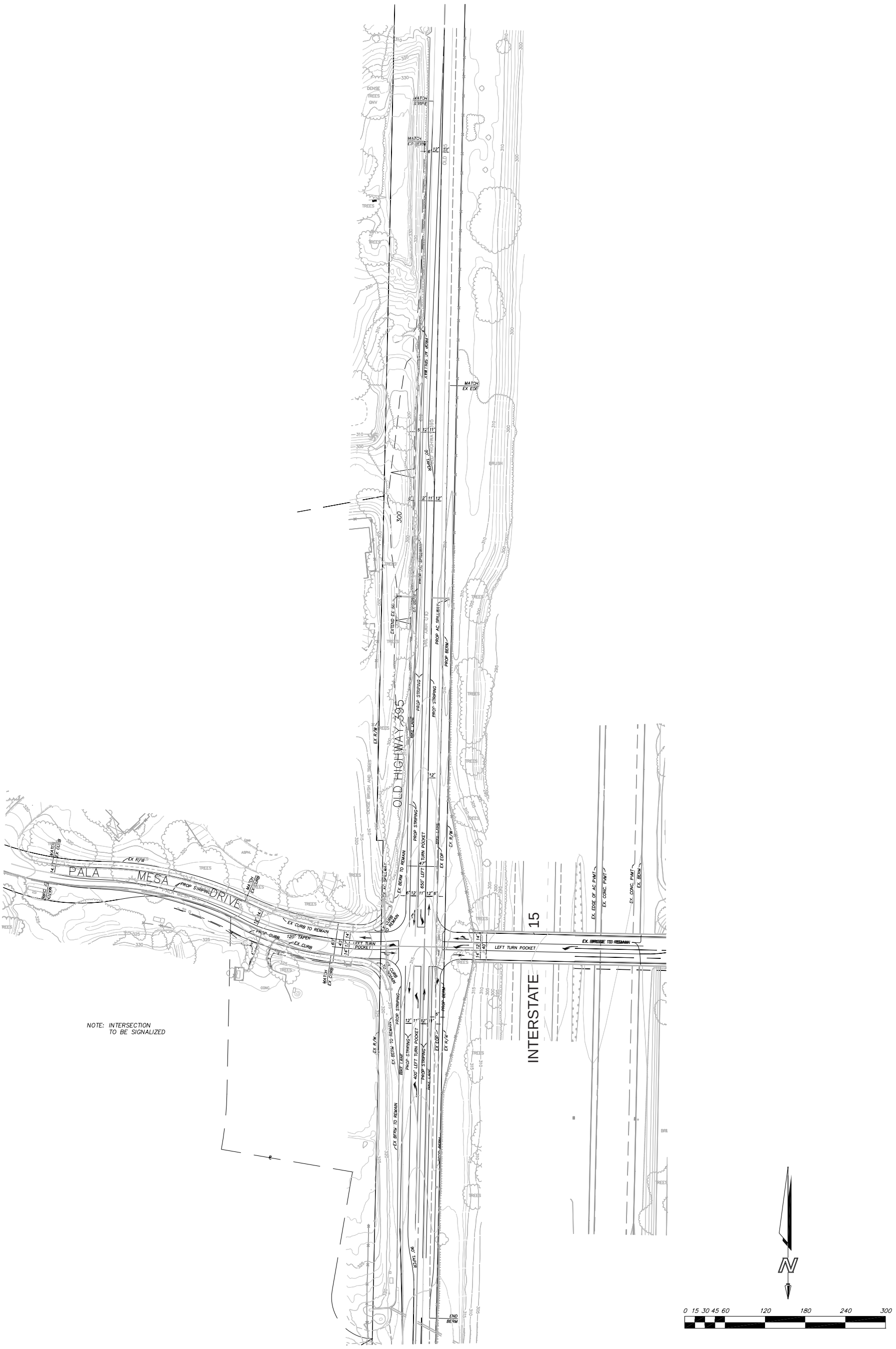
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-37b_Intersections_SR76_I015.pmd -NM

Mitigation for Direct Impacts and TIF Payment for Cumulative Impacts

CAMPUS PARK PROJECT

HELIX

Figure 1-37b



Source: Landmark (2009)

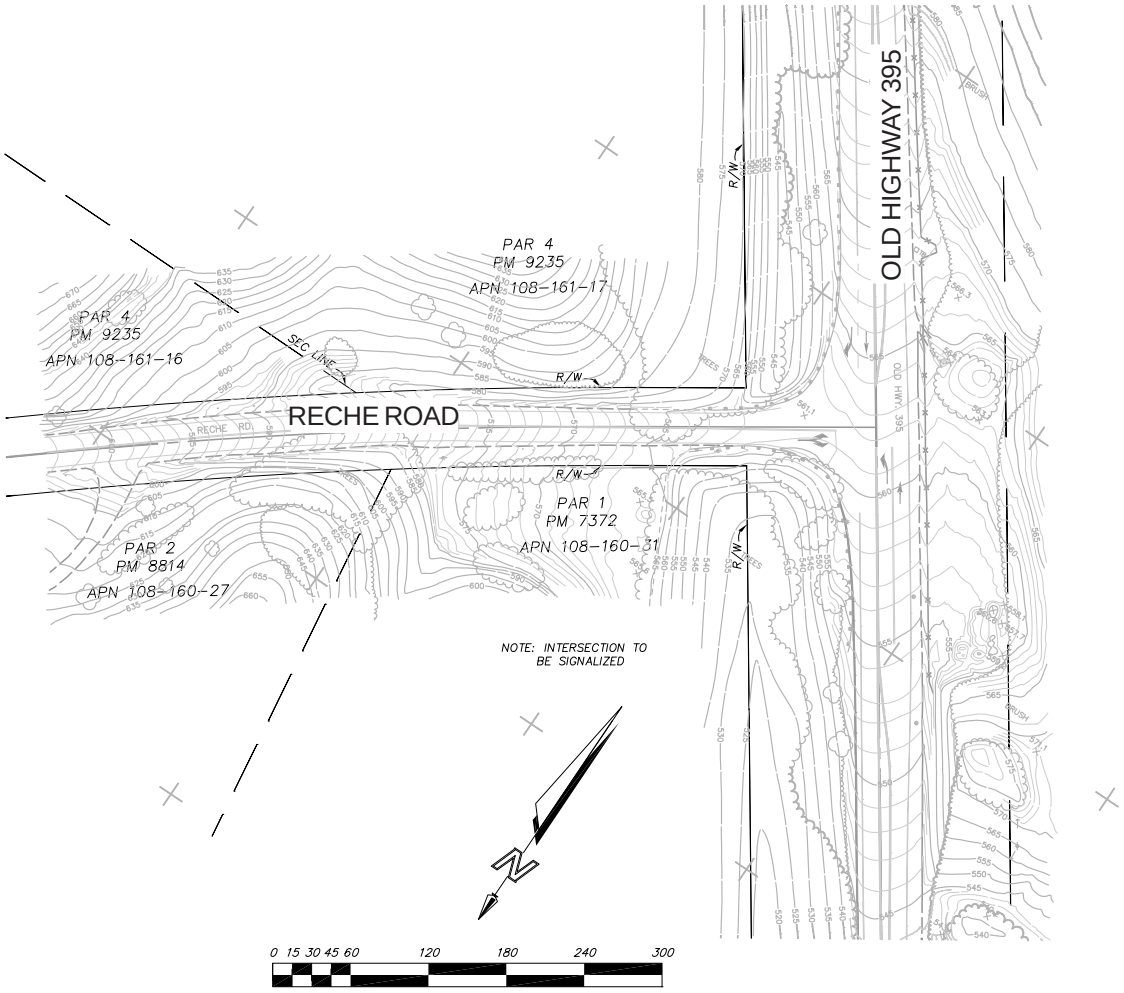
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-37a_Intersection_SR76_PalaMesa.pmd -NM

Off-site Improvements or TIF Payment Cumulative Impacts Mitigation

CAMPUS PARK PROJECT

HELIX

Figure 1-37c



Source: Landmark (2009)

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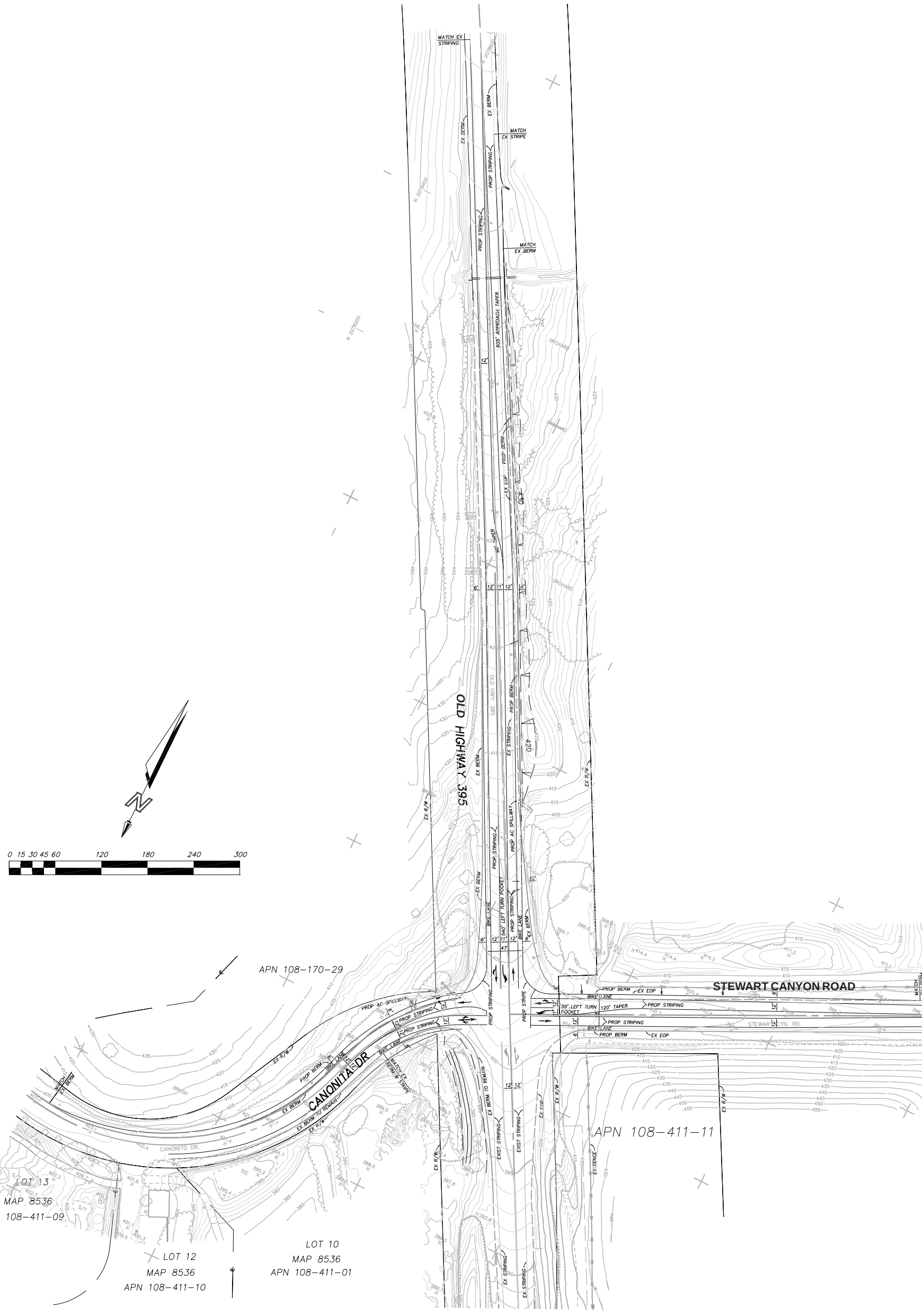
Mitigation for Direct Impacts, and Off-site Improvements or TIF Payment for Cumulative Impacts Mitigation

CAMPUS PARK PROJECT

Figure 1-37d

HELIX



Source: Landmark (2009)

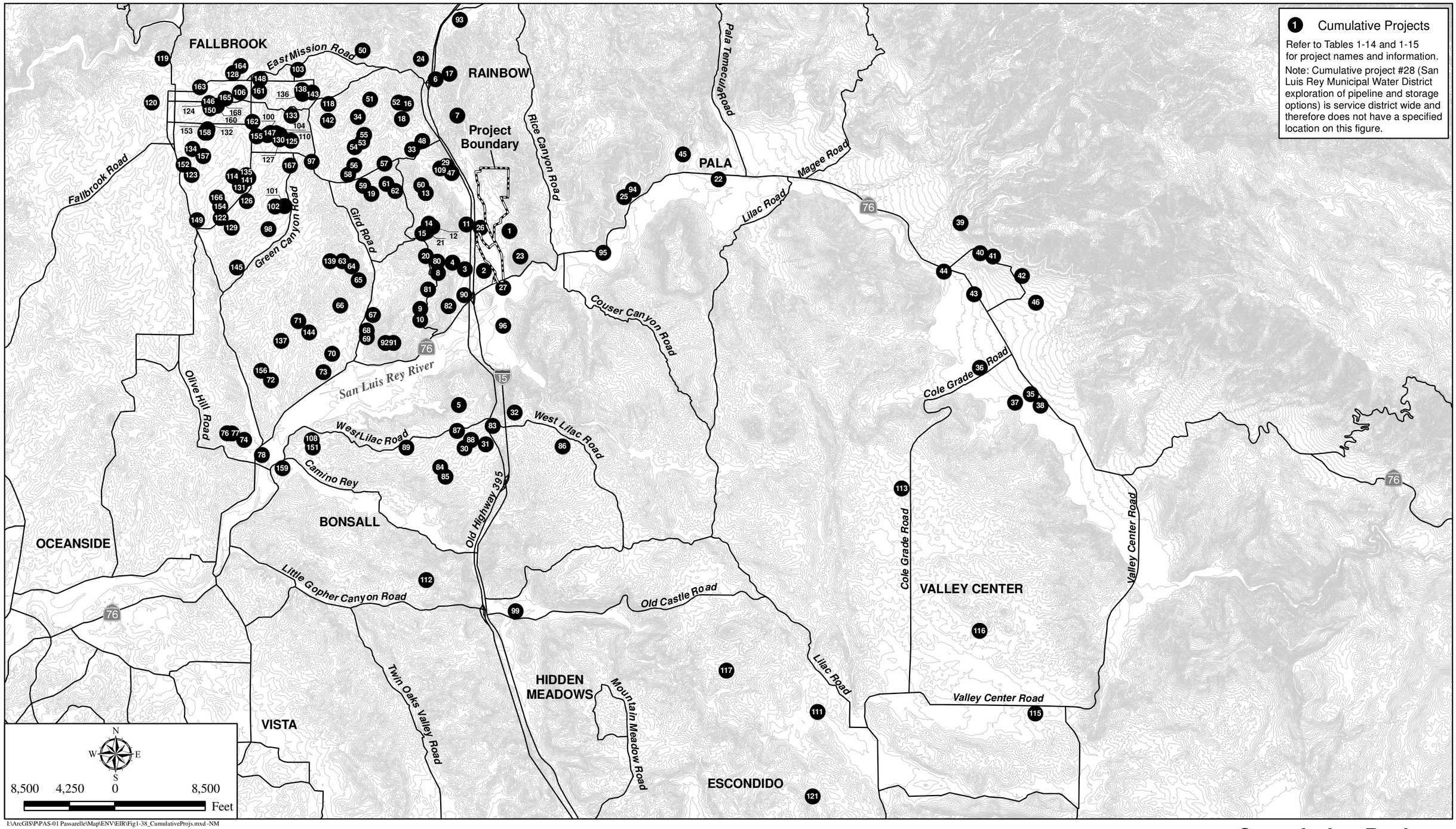
I:\ArcGIS\P\PAS-01 Passarelle\Map\ENV\EIR\Fig1-37e_Intersection_Mitigation.pmd -NM

Mitigation for Direct Impacts, and Off-site Improvements or TIF Payment for Cumulative Impacts Mitigation

CAMPUS PARK PROJECT

Figure 1-37e

HELIX



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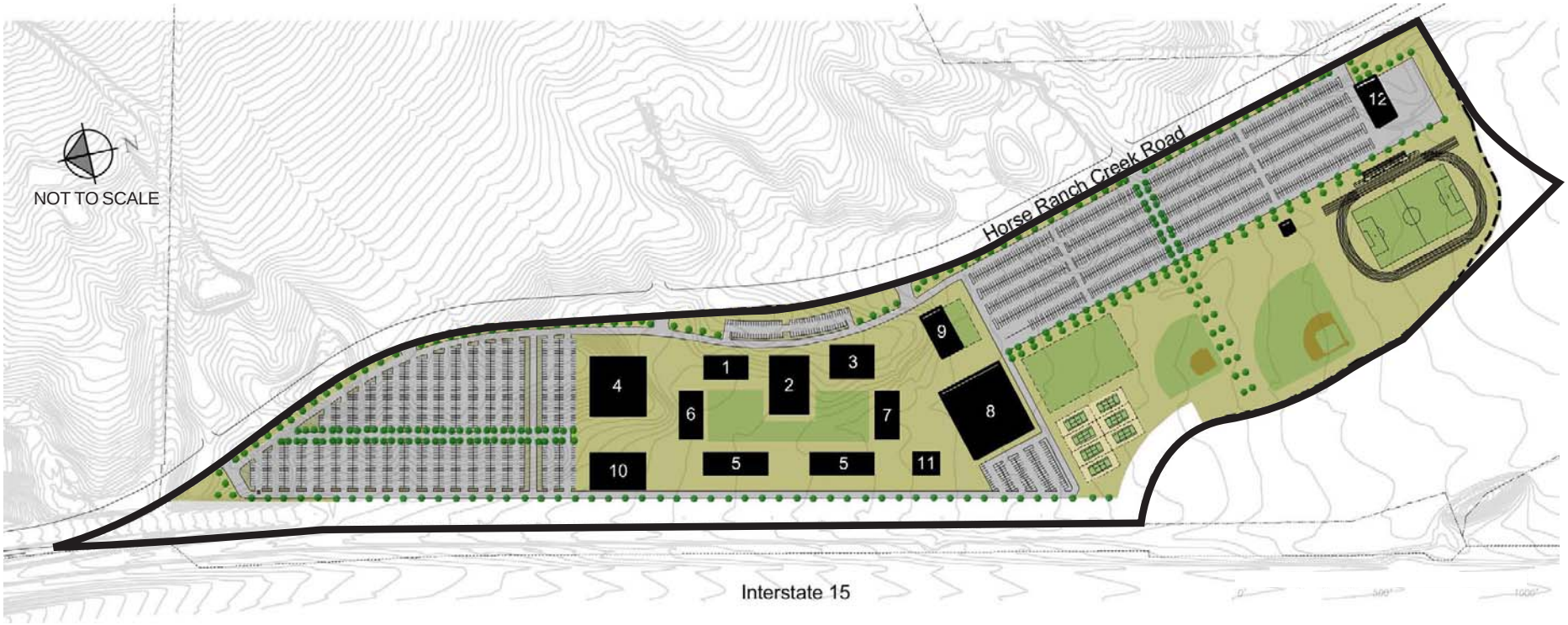
Cumulative Projects

CAMPUS PARK PROJECT

Figure 1-38

HELIX



BUILDING KEY

1	Administration / Records	26,260 sq.ft.	(2 Story)
2	LRC / LAC	93,210 sq.ft.	(3 Story)
3	Student Services Center	36,660 sq.ft.	(2 Story)
4	Performing Arts	26,390 sq.ft.	(1 Story)
5	Science / Math	76,700 sq.ft.	(2 Story)
6	Humanities	28,990 sq.ft.	(2 Story)
7	Health Sciences	27,950 sq.ft.	(2 Story)
8	P.E. Facilities	60,775 sq.ft.	(1 Story)
9	Child Development Center	13,715 sq.ft.	(1 Story)
10	Vocational Tech	42,510 sq.ft.	(2 Story)
11	Business Technologies	16,900 sq.ft.	(2 Story)
12	Central Plant / M&O	13,000 sq.ft.	(1 Story)

Source: RBF Consulting, 2007

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Palomar College Conceptual Site Plan

CAMPUS PARK PROJECT

HELIX

Figure 1-39